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FRINGE AREA STUDY: NORTH WILKESBORO, N. C.

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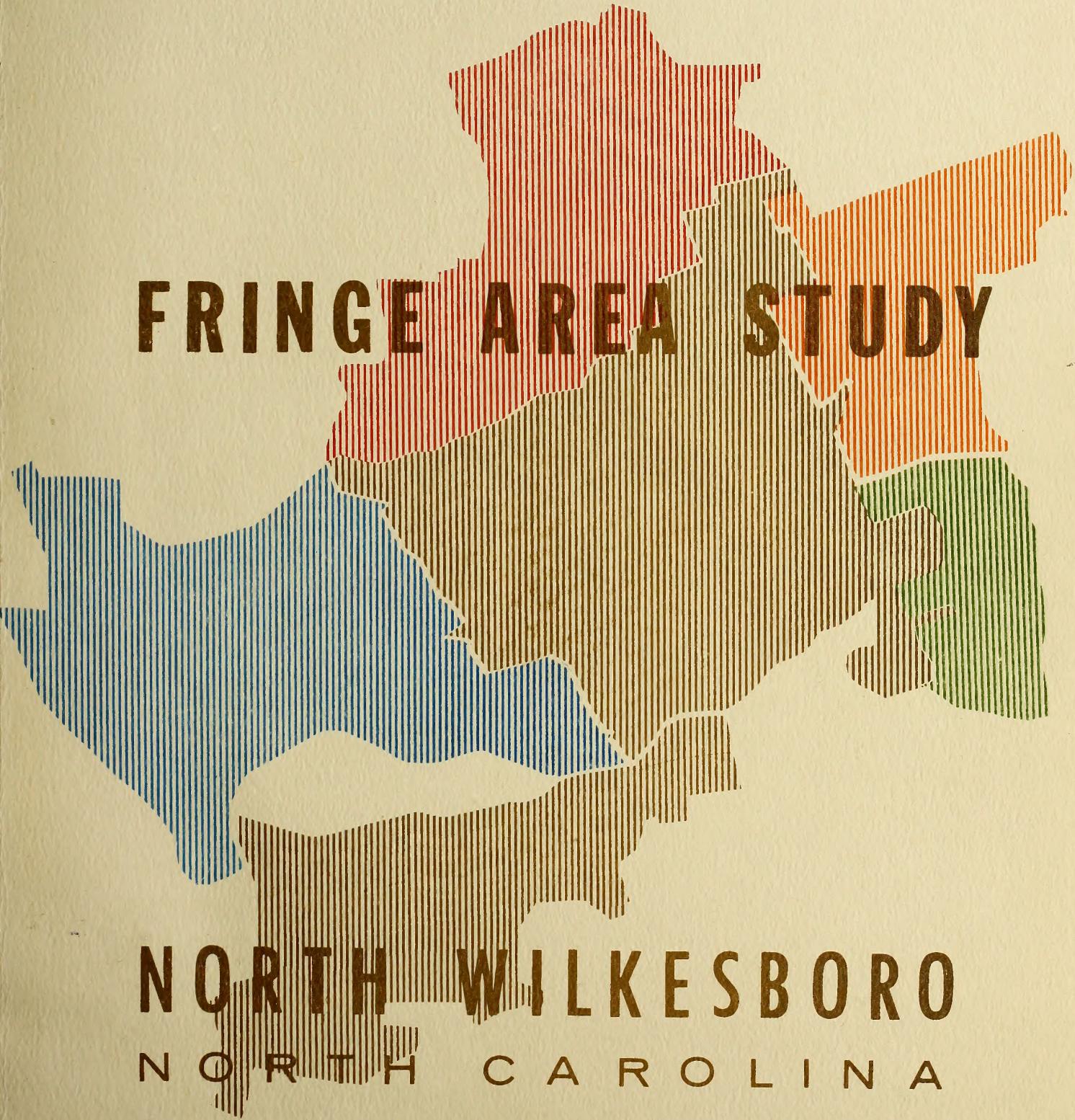


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FRINGE AREA STUDY

NORTH WILKESBORO
NORTH CAROLINA

PREPARED FOR

THE TOWN OF NORTH WILKESBORO, NORTH CAROLINA

DEPARTMENT OF PLANNING

THE BOARD OF COUNTY COMMISSIONERS

THE TOWN BOARD

THE BOARD OF EDUCATION

THE BOARD OF ZONING

FRINGE AREA STUDY

The preparation of this report, was financially aided through a Federal grant from the Urban Renewal Administration of the Housing and Home Finance Agency, under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

NORTH WILKESBORO
NORTH CAROLINA



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PREPARED FOR:

THE TOWN OF NORTH WILKESBORO, NORTH CAROLINA

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CHAPTER 1

PURPOSE AND SCOPE

THE FRINGE PROBLEM

SOME OF THE MOST DIFFICULT PLANNING PROBLEMS ENCOUNTERED ON THE URBAN SCENE OCCUR ON THE FRINGES OF THE MORE HEAVILY BUILT-UP AREAS--THOSE AREAS CONTIGUOUS TO THE EXISTING LIMITS OF A TOWN OR CITY. AS THE URBAN GROWTH EXPANDS FROM ITS NOT-TOO-CONFINING MAN-MADE BOUNDARIES, NEW RESIDENTIAL AND INDUSTRIAL CONSTRUCTION, CONVERSION OF RAW LAND TO URBAN USES, SUBDIVISION OF LARGE TRACTS, ETC., NEARLY ALWAYS LEADS TO A HODGE-PODGE OF MIXED LAND USES, INADEQUATE HEALTH AND SANITATION FACILITIES AND AN OVERALL LACK OF ADEQUATE CONTROL. THE RESULT IS A BLIGHT ON THE ENTIRE URBAN COMMUNITY.

SEVERAL SOLUTIONS TO THE "FRINGE PROBLEM" MIGHT BE SUGGESTED HERE, AS THEY HAVE BEEN TRIED WITH VARYING DEGREES OF SUCCESS IN CITIES AND TOWNS THROUGHOUT THE COUNTRY. AMONG THE METHODS USED ARE:

- (1) EXTRATERRITORIAL ZONING - WHICH IS AUTHORIZED IN NORTH CAROLINA BY GS 160-181.2, FOR THOSE MUNICIPALITIES OF GREATER THAN 1,250 POPULATION, EXTENDING ONE MILE BEYOND THE EXISTING LIMITS;
- (2) EXTRATERRITORIAL SUBDIVISION REGULATION - AUTHORIZED BY GS 160-226, MAY ALSO EXTEND ONE MILE BEYOND THE EXISTING LIMITS;
- (3) STRENGTHENING ANY ADJACENT GOVERNMENTAL UNITS BY MERGING THEM INTO ONE UNIT, OR...
- (4) A REGIONAL PLANNING BODY, (THIS HAS ALREADY BEEN ORGANIZED AS THE JOINT PLANNING COMMISSION OF THE WILKESBOROS AND WILKES COUNTY);
- (5) CREATING SPECIAL DISTRICTS FOR THE PURPOSE OF COORDINATING FIRE PROTECTION, WATER AND SEWER, PARKS AND RECREATION, ETC.; AND...
- (6) ANNEXATION, IN MANY CASES THE BEST METHOD TO ACHIEVE PERMANENT RESPONSIBILITY FOR THE FRINGE AREAS, BUT HERE A CAREFUL INVESTIGATION OF THE "DESIRABILITY" AND "FEASIBILITY" OF THE METHOD NEEDS TO BE CONSIDERED--THIS IS BASICALLY THE PURPOSE OF THIS STUDY.

PURPOSE - TO DETERMINE FEASIBILITY

THIS REPORT IS THE RESULT OF A STUDY OF SEVERAL FRINGE AREAS CONTIGUOUS TO THE TOWN OF NORTH WILKESBORO, AS THE COST OF BRINGING EACH AREA INTO THE TOWN IS "WEIGHED" AGAINST THE REVENUE DERIVED FROM THAT AREA OVER A PERIOD OF TIME. THE COST, OF COURSE, INVOLVES BOTH THE CAPITAL OUTLAY FOR WATER AND SEWER SYSTEMS, STREET PAVING, FIRE STATIONS, ETC., PLUS THE ANNUAL EXPENDITURES FOR OPERATION OF THE VARIOUS URBAN-TYPE SERVICES PROVIDED. THUS, THE REAL "MEAT" OF THE REPORT CONCERNS THE ECONOMIC FEASIBILITY ASPECT OF ANNEXATION--JUST WHAT IS THE TOWN'S STATUS WITH RESPECT TO ITS ABILITY TO PAY THE PRICE OF ANNEXING ANY OR ALL OF THESE FRINGE AREAS.

ANOTHER CONSIDERATION INVOLVES THE LEGAL ASPECTS OF EXTENDING MUNICIPAL CORPORATE LIMITS, AS OUTLINED IN GS CHAPTER 160, ARTICLE 36. IT SHOULD BE POINTED OUT, HOWEVER, THAT THIS STUDY IS NOT THE REPORT CALLED FOR IN GS 160-453.3. THAT REPORT INVOLVES LEGAL BOUNDARY DESCRIPTIONS AND SPECIFIC PLANS FOR EXTENSION OF SERVICES THAT CANNOT BE DETAILED IN A STUDY OF THIS TYPE. RATHER, THE OBJECTIVE HERE IS TO ESTABLISH A COMPREHENSIVE ANNEXATION POLICY WITH RESPECT TO LONG-RANGE FUTURE ANNEXATIONS. IN ADDITION, A PRIORITY SCHEDULE FOR MORE IMMEDIATE ANNEXATION PROJECTS WILL BE RECOMMENDED.

PURPOSE - TO DETERMINE DESIRABILITY

HERE THE PROBLEM IS TO EXAMINE SOME OF THE "INTANGIBLE" FACTORS INVOLVED IN EXTENDING A TOWN'S BOUNDARIES. ALTHOUGH THESE FACTORS CAN BE SUPPORTED BY FACTS AND FIGURES, THEY ARE NOT EASILY MEASURED IN NUMERIC TERMS. THE UNDERLYING QUALITY AND THE POTENTIAL OF AN AREA FOR FUTURE DEVELOPMENT ARE PART OF THIS LINE OF THOUGHT. THE BONDS OF COMMON INTEREST--SOCIAL, ETHNIC, CULTURAL, ECONOMIC, POLITICAL, ETC., ALSO NEED TO BE TAKEN INTO ACCOUNT. THE "FEELING" OF THE RESIDENTS TOWARD BEING INCLUDED IN THE TOWN--AND THE RECIP-

ROCAL FEELING OF THE TOWN TOWARD THE AREA--ARE VERY IMPORTANT AND OFTEN
OVERLOOKED.

SOME OF THE REASONS OFFERED BY IN-TOWN RESIDENTS FAVORING ANNEXATION
MIGHT INCLUDE:

- (1) AN INCREASE IN PRESTIGE AND POLITICAL INFLUENCE AS A
RESULT OF INCREASED SIZE (ESPECIALLY IN POPULATION);
- (2) A BROADENED TAX BASE AND INCREASED PROPERTY VALUES
WITHIN THE TOWN LIMITS - PERMITTING MORE MUNICIPAL
IMPROVEMENTS AND AID FROM STATE AND FEDERAL FUNDS;
- (3) A DESIRE TO PROVIDE PRIME INDUSTRIAL LAND FOR FUTURE
DEVELOPMENT.

AT THE SAME TIME THE FRINGE AREA'S RESIDENTS MIGHT ALSO FAVOR ANNEXA-
TION ON THE BASIS OF:

- (1) PROVISION OF NECESSARY MUNICIPAL IMPROVEMENTS AND
SERVICES;
- (2) LOWER INSURANCE AND UTILITY RATES.

THE TOWN-DWELLER COULD PROVIDE ARGUMENTS OPPOSING ANNEXATION WHICH
WOULD INCLUDE:

- (1) EXCESSIVE FINANCIAL BURDENS, AND
- (2) A FEAR OF NEGLECTING OLDER AREAS OF THE TOWN.

THE FRINGE AREAS WOULD OPPOSE THE ISSUE ON THE GROUNDS OF:

- (1) INCREASED TAXES, AND
- (2) POLITICS INVOLVED IN THE CITY.

ALTHOUGH THESE "INTANGIBLES" WILL NOT BE DISCUSSED DIRECTLY IN ANY
SUCCEEDING PART OF THIS STUDY, THEY SHOULD BE KEPT IN MIND--IN SOME INSTANCES
THEY COULD POSSIBLY OVER-RIDE THE FINANCIAL FACTORS, EITHER PRO OR CON.

SCOPE

THE FOUR STUDY AREAS (SEE MAP 2) COMPRIZE APPROXIMATELY 80% OF THE PRE-
SENT POPULATION IN THE NORTH WILKESBORO TOWNSHIP - EXCLUDING THOSE ALREADY

INSIDE THE TOWN. THE AREAS ARE LARGE ENOUGH IN SIZE TO INCLUDE VIRTUALLY ALL OF THE DEVELOPED LAND CONTIGUOUS TO THE EXISTING CORPORATE BOUNDARIES - YET THEY ARE NOT SO LARGE AS TO MAKE THIS STUDY UNWEILDLY, NOR TO MAKE THE AREAS THEMSELVES UNREALISTIC TO CONSIDER FOR ANNEXATION. IT WAS NOT FEASIBLE TO EXTEND THE SCOPE OF THIS STUDY TO NON-CONTIGUOUS AREAS (LIKE FOREST HILLS, OAKWOODS, AND THE BULK OF BROADWAY COMMUNITY) EVEN THOUGH THESE AREAS ARE DEVELOPING RAPIDLY. IN THE FIRST PLACE, LOT LINE MAPS OF THESE AREAS WERE NOT AVAILABLE. ALSO, THERE IS TOO MUCH OPEN LAND BETWEEN DEVELOPMENTS TO PERMIT THEM TO QUALIFY FOR ANNEXATION UNDER STATE LAW OR TO JUSTIFY THE EXPENSE OF EXTENDING WATER AND SEWER SERVICE TO THEM. ANOTHER ANGLE WHICH WAS NOT EXPLORED IS THE POSSIBILITY OF A MERGER BETWEEN THE TOWNS OF WILKESBORO AND NORTH WILKESBORO. IF SUFFICIENT INTEREST ON THE PART OF BOTH TOWNS IS GENERATED IN SUCH A MOVE, A SPECIAL MERGER FEASIBILITY STUDY SHOULD BE MADE.

ANOTHER WORD OF WARNING IS NECESSARY--THE AREAS OUTLINED ARE NOT TO BE THOUGHT OF AS FINAL IN THEMSELVES; WHEN ACTUAL ANNEXATION TAKES PLACE, EACH ONE MAY, AND VERY LIKELY SHOULD BE, BROKEN DOWN INTO SEPARATE PARTS TO MAKE THE PROCESS OF ANNEXING MORE MANAGEABLE. FURTHER, NONE OF THE AREAS QUALIFY BY THE STANDARDS SET FORTH IN GS 160-453.4, AT LEAST FOR THE PRESENT, AND THUS MUST OF NECESSITY BE DIVIDED. THIS WILL BE DONE IN CHAPTER 6.

CHAPTER 2

PAST GROWTH AND FUTURE POTENTIAL

FROM THE POPULATION AND ECONOMY - WILKES COUNTY, PUBLISHED BY THE DIVISION OF COMMUNITY PLANNING IN OCTOBER, 1962, IT WAS DETERMINED THAT THE POPULATION OF ALL NORTH WILKESBORO TOWNSHIP WOULD DECREASE AT A RATE OF 12.3% DURING THE PLANNING PERIOD 1960-1980, BASED ON THE TRENDS OF THE PAST SEVERAL YEARS, (I.E., FROM 1960 POPULATION OF 7,707 TO 6,758 IN 1980). HOWEVER, IF THE TOWN OF NORTH WILKESBORO HAD INCLUDED THE CALCULATED 2,852 PEOPLE FROM THE FOUR STUDY AREAS WITHIN ITS CORPORATE LIMITS IN 1960, IT WOULD HAVE HAD A POPULATION OF 7,049, OR 91.5% OF THE PEOPLE IN THE TOWNSHIP, (INCLUDING THOSE WHO LIVE WITHIN THE TOWN, BUT SOUTH OF THE YADKIN RIVER). IF THIS PERCENTAGE WERE HELD CONSTANT UNTIL 1980, AND APPLIED TO THE PROJECTED TOWNSHIP POPULATION OF 6,758, THE NORTH WILKESBORO POPULATION WOULD BE 6,184, AGAIN BASED ON PROJECTED TRENDS.

MAP 1 INDICATES THAT PREVIOUS ANNEXATION ACTIVITY BY THE TOWN HAS ACTUALLY INVOLVED VERY LITTLE INCREASE IN POPULATION, EXCEPT FOR THE 305 PERSONS WHO LIVE SOUTH OF THE RIVER, (ACCORDING TO THE 1960 CENSUS). PRIMARILY, THOSE ANNEXATIONS OF THE 1950'S INVOLVED COMMERCIAL, INDUSTRIAL, AND PUBLIC LANDS. THERE ARE NOW ABOUT 1,976 ACRES WITHIN THE CITY LIMITS. COMBINED WITH THE FOUR STUDY AREAS, THE TOTAL IS 5,694 ACRES, OR ABOUT 8.9 SQUARE MILES, 50% OF WHICH IS UNDEVELOPED. WITH A LARGE AMOUNT OF PRIME INDUSTRIAL LAND LYING WITHIN THE STUDY AREAS, IT MAY BE INFERRED THAT THE OVERALL ECONOMIC DEVELOPMENT OF NORTH WILKESBORO WILL PARTLY DEPEND ON THE ADOPTION OF A SOUND ANNEXATION POLICY.

TABLE 1

PAST GROWTH OF NORTH WILKESBORO

TOWN POPULATION	RATE OF GROWTH	TOWNSHIP OF GROWTH		RATE OF GROWTH	TOTAL TOWNSHIP POPULATION
		OUTSIDE OF CITY LIMITS	CITY LIMITS		
1,910	1,902	19.5%	874	21.7%	2,776
1920	2,363	35.8	1,116	38.0	3,479
1930	3,668	18.1	1,799	30.0	5,467
1940	4,478	2,567		7,045	
1950	4,379	- 2.3	3,371	23.8	7,750
1960	4,197	- 4.3	3,510	4.0	7,707

SOURCE: U. S. CENSUS BUREAU

ANNEXATION HISTORY

North Wilkesboro
North Carolina



AREA-4

AREA-1

AREA-2

AREA

1958

1952

1963

1956

1953

WILKESBORO

NORTH
WILKESBORO

MAP-1

STUDY AREAS

North Wilkesboro
North Carolina



AREA - 4

AREA - I

AREA - 2

3

NORTH
WILKESBORO

WILKESBORO

MAP - 2

CHAPTER 3

DELINEATION AND ANALYSIS OF STUDY AREAS

THERE WERE SEVERAL CRITERIA GOVERNING THE SELECTION OF AREA BOUNDARIES, INCLUDING: (1) COMMUNITY IDENTIFICATION, (2) NATURAL BARRIERS, (3) DRAINAGE FEATURES, (4) LAND USE PATTERNS, AND (5) INTEREST SHOWN BY THE TOWN IN THE AREA. WHERE IT WAS AT ALL POSSIBLE, CREEKS AND RIVERS WERE USED AS BOUNDARIES, BUT FOR THE MOST PART, ONLY LOT LINES WERE AVAILABLE TO SERVE AS VERY ARTIFICIAL AND "LOOSE" LIMITS FOR THE AREAS. IN ONLY ONE CASE WAS A MAJOR THOROUGHFARE USED AS A DEFINITE LIMIT; USUALLY WHERE ROADS WERE INVOLVED, DEVELOPMENT ON BOTH SIDES OF THE HIGHWAY WAS INCLUDED.

BECAUSE OF THE PREDOMINANT USE OF LOT LINES AS BOUNDARIES, THE RESULTING AREAS ARE RATHER FLEXIBLE IN THEIR COMPOSITION. THIS IS FORTUNATE IN SOME RESPECTS, FOR THE TOWN AS WELL AS THE INDIVIDUAL PROPERTY OWNER IS CONSEQUENTLY MORE AT LIBERTY CONCERNING THE INCLUSION OR EXCLUSION OF A PARTICULAR TRACT WITHIN AN ANNEXATION AREA. THE AREAS WILL ALSO BE EASIER TO SUBDIVIDE IN ORDER TO MEET THE LEGAL REQUIREMENTS, AS WILL BE DISCUSSED AT LENGTH IN CHAPTER 6.

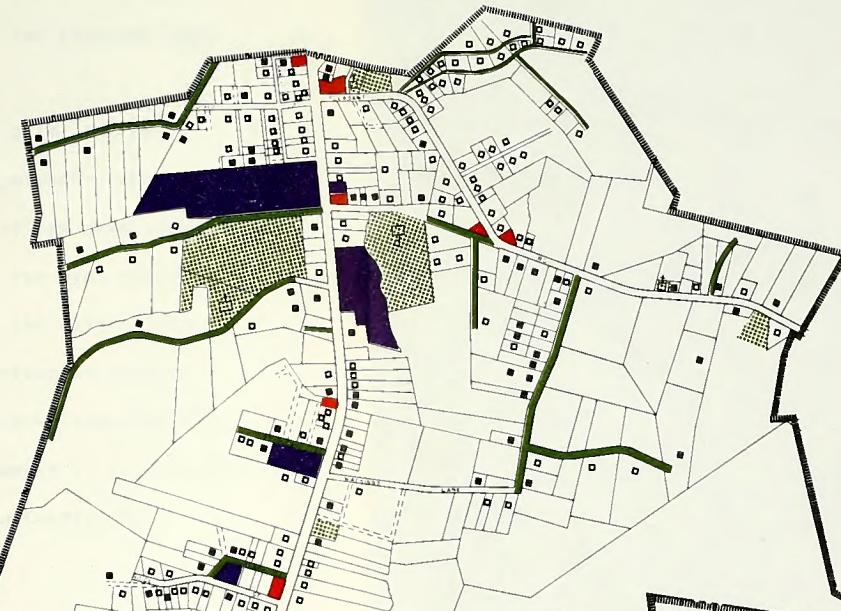
STUDY AREA 1

THIS AREA LARGELY CONCENTRATES ON N. C. ROUTE 18 NORTH OF THE CORPORATE LIMITS OF NORTH WILKESBORO, AND MAKES UP THE SOUTHERN PORTION OF THE MULBERRY-FAIRPLAINS COMMUNITY. IT IS BOUNDED ON THE SOUTH BY THE EXISTING TOWN BOUNDARIES AND ON THE WEST STOPS AT REDDIES RIVER; THE OTHER LIMITING BOUNDS ARE PRIVATE PROPERTY LINES SELECTED JUDICIOUSLY TO INCLUDE AS MUCH DEVELOPED TERRITORY AS POSSIBLE. THE NORTHERN LIMIT ALONG ROUTE 18 IS AT THE INTERSECTION WITH TRAP HILL ROAD, FOR JUST NORTH OF THIS POINT IS A DISTINCT BREAK IN THE DEVELOPMENT.

STUDY AREA 1

NORTH

EXISTING LAND USE AND HOUSING CONDITIONS



LEGEND

RESIDENTIAL	
□	STANDARD
■	SUB-STANDARD
T	TRAILER
■	INDUSTRIAL
■	COMMERCIAL
■	PUBLIC & SEMI-PUBLIC
■	SCHOOL
■	CHURCH
■	UNPAVED ROADS
■	VACANT

MAP-3

ALTHOUGH THE WESTERNMOST SECTION ALONG REDDIES RIVER IS ALMOST WHOLLY UNDEVELOPED, IT WAS INCLUDED IN THE STUDY TO INVESTIGATE LAND VALUES, ETC., IN VIEW OF THE PROPOSED BYPASS TO BE BUILT JUST NORTH OF THE EXISTING TOWN LIMITS.

STUDY AREA 1 IS PRIMARILY RESIDENTIAL IN CHARACTER, BEING THE MOST DENSELY SETTLED OF ALL THE FOUR STUDY AREAS. IT HAS THE HIGHEST PERCENTAGE OF DEVELOPED ACREAGE TAKEN UP BY RESIDENTIAL USAGE, BUT AT THE SAME TIME HAS THE LOWEST PERCENTAGE OF PAVED STREETS (ALTHOUGH PART OF THE DIRT ROADS ARE IN UNDEVELOPED SECTIONS OF THE AREA). MOST OF THE HOMES ARE RATHER INEXPENSIVE, AND THE AREA IS SECOND LOWEST IN PERCENTAGE OF SUBSTANDARD HOUSES.

NO URBAN-TYPE SERVICES ARE NOW OFFERED IN THE MULBERRY-FAIRPLAINS SECTION, ALTHOUGH PLANS ARE UNDERWAY FOR A PRIVATE WATER COMPANY TO EXTEND SERVICE INTO THE AREA. THIS WILL BE DISCUSSED MORE FULLY IN CHAPTER 4.

TABLE III-A
AREA 1 STATISTICS

LAND:

RESIDENTIAL ACREAGE	515.60
COMMERCIAL	8.34
INDUSTRIAL	25.10
PUBLIC & SEMI-PUBLIC	27.16
STREET R/W	<u>67.87</u>
DEVELOPED AC.	644.07 - 53%
FARMED OR UNDEVELOPED	<u>571.96</u> - 47%
TOTAL	1,216.03 Ac.

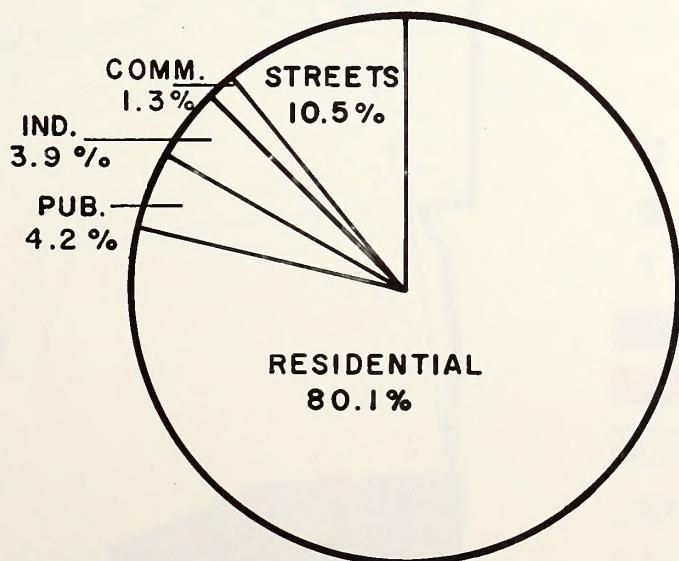
STREETS:

MILES OF STATE ROUTES	1.38
OTHER PAVED STREETS	2.83
UNPAVED STREETS	<u>6.15</u> - 59%
TOTAL	10.36 MI.

BUILDINGS:

TOTAL DWELLING UNITS	357
SUBSTANDARD DU'S	<u>115</u> - 32%
ESTIMATED POPULATION	1,285
NON-RESIDENTIAL, URBAN USES	38

DISTRIBUTION OF DEVELOPED LAND:



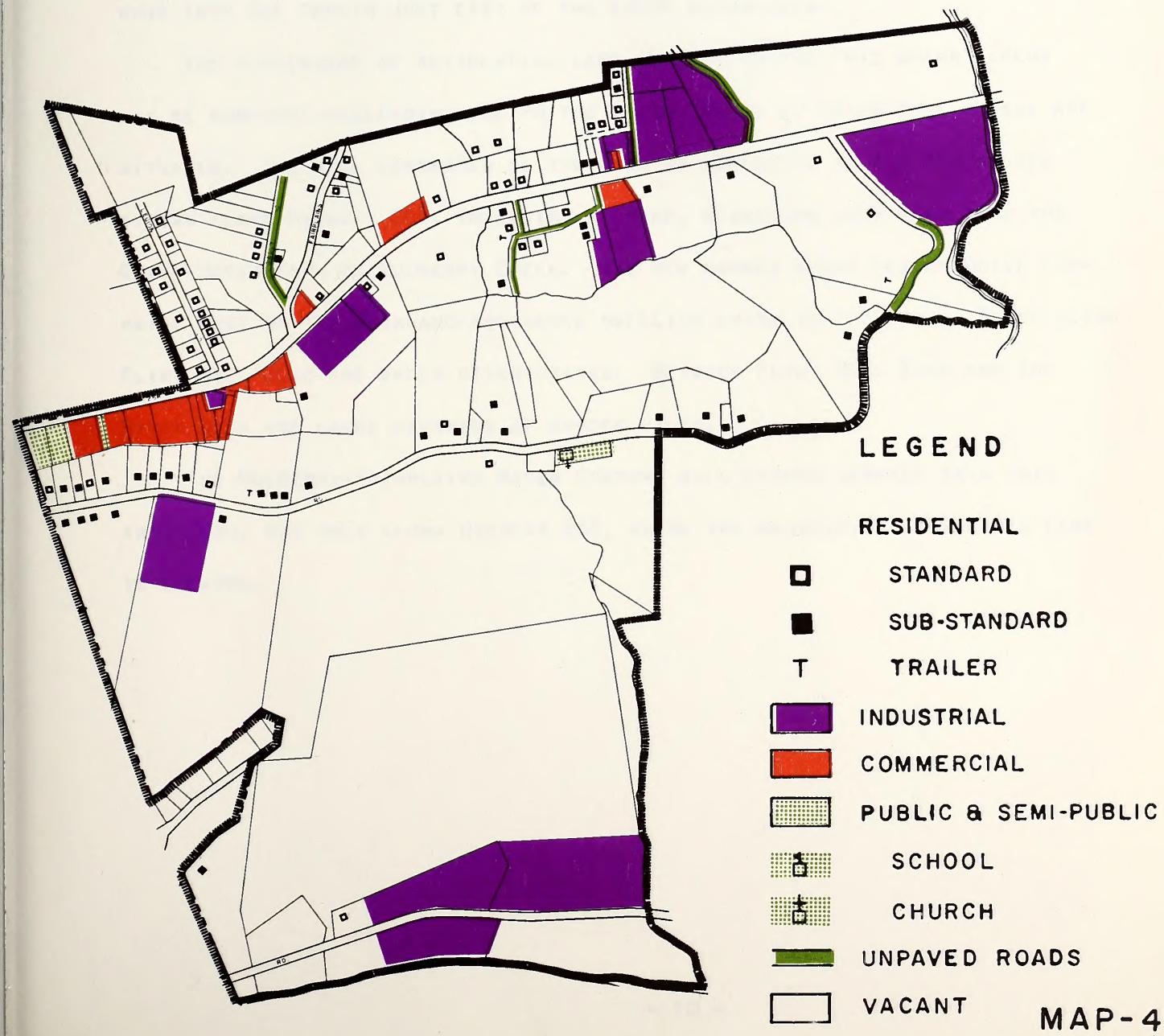
STUDY AREA 2

NORTH

EXISTING LAND USE

AND

HOUSING CONDITIONS



MAP-4

STUDY AREA 2

THE BUILT-UP SECTION OF AREA 2 IS A COMMERCIAL-INDUSTRIAL STRIP EXTENDING EAST FROM THE CITY LIMITS TO MULBERRY CREEK. PART OF THIS "STRIP" IS KNOWN AS THE LIBERTY GROVE COMMUNITY. THE NORTHERN BOUNDARY IS DELINEATED TO INCLUDE THE MAJORITY OF URBAN DEVELOPMENT NORTH OF N. C. ROUTE 268. THE AREA IS BOUNDED ON THE WEST BY THE EXISTING CORPORATE LIMITS, ON THE SOUTH BY THE YADKIN RIVER, AND ON THE EAST BY A COMBINATION OF MULBERRY CREEK, A PORTION OF FLINT HILL ROAD, AND AN ALMOST INDISCERNIBLE DRAINAGE DITCH WHICH RUNS INTO THE YADKIN JUST EAST OF THE LOWE'S WAREHOUSES.

THE PERCENTAGE OF RESIDENTIAL LAND AS SEEN IN THE "PIE GRAPH" BELOW MAY BE SOMEWHAT MISLEADING DUE TO THE LARGE TRACTS ON WHICH SOME HOUSES ARE SITUATED. THE REAL CHARACTER OF THE AREA IS REFLECTED IN THE BUSINESSES STREWN ALONG HIGHWAY 268, INCLUDING A LARGE, BLIGHTING JUNK YARD, AND THE CHICK HAVEN FARM ON MULBERRY CREEK. THE NEW HOUSES ALONG LEGION DRIVE COMprise MOST OF THE STANDARD-AND-ABOVE DWELLING UNITS IN THE AREA. THOSE ALONG FLINT HILL ROAD ARE BADLY DETERIORATED. BETWEEN FLINT HILL ROAD AND THE RIVER ROAD ARE LARGE EXPANSES OF WOODED HILLS.

THE MULBERRY-FAIRPLAINS WATER COMPANY WILL EXTEND SERVICE INTO THIS AREA ALSO, BUT ONLY ALONG HIGHWAY 268, WHERE THE MAJORITY OF DEVELOPED LAND IS LOCATED.

TABLE III-B
AREA 2 STATISTICS

LAND:

RESIDENTIAL ACREAGE	167.58
COMMERCIAL	16.40
INDUSTRIAL & RAILROAD	85.92
PUBLIC & SEMI-PUBLIC	3.72
STREET R/W	<u>32.94</u>
DEVELOPED AC.	306.56 - 43%
FARM OR UNDEVELOPED	<u>412.63</u> - 57%
TOTAL	719.19 AC.

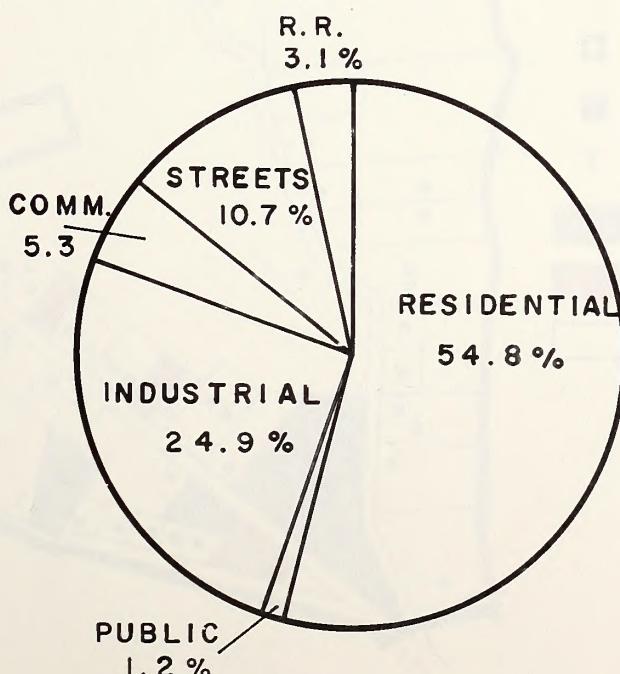
STREETS:

MILES OF STATE ROUTES	1.17
OTHER PAVED STREETS	2.19
UNPAVED STREETS	<u>1.40</u> - 29%
TOTAL	4.76 MI.

BUILDINGS:

TOTAL DWELLING UNITS	105
SUBSTANDARD DU's	<u>50</u> - 48%
ESTIMATED POPULATION	379
NON-RESIDENTIAL, URBAN USES	34

DISTRIBUTION OF DEVELOPED LAND:



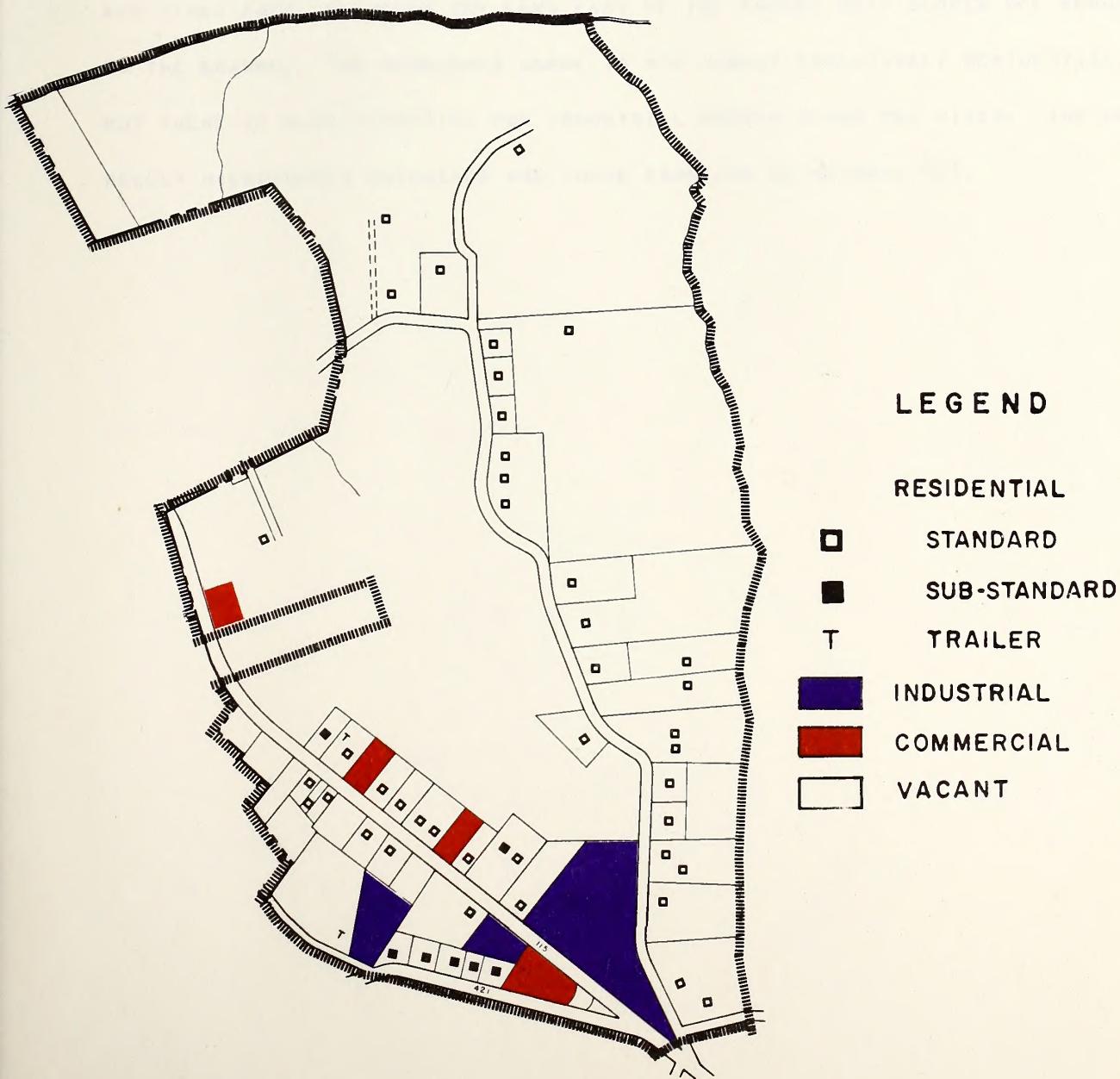
STUDY AREA 3

NORTH

EXISTING LAND USE

AND

HOUSING CONDITIONS



STUDY AREA 3

THE SMALLEST AREA INCLUDED IN THIS REPORT IS BOUNDED ON THE NORTH BY THE YADKIN RIVER, ON THE EAST BY A SMALL, UNNAMED BRANCH, ON THE SOUTH BY U. S. 421 AND PART OF PARK ROAD, AND ON THE WEST BY THE EXISTING TOWN LIMITS. IT LIES WHOLLY WITHIN WILKESBORO TOWNSHIP AND THUS WOULD EXTEND THE TOWN OF NORTH WILKESBORO'S INFLUENCE EVEN FURTHER SOUTH OF THE RIVER.

THE AREA HAS A HIGHER PERCENTAGE OF LAND SUITABLE FOR DEVELOPMENT THAN ANY OTHER AREA, ALTHOUGH THE LAND EAST OF THE ARMORY ROAD SLOPES OFF ABRUPTLY TO THE BRANCH. THE DEVELOPED USAGE IS NOW ALMOST EXCLUSIVELY RESIDENTIAL, BUT THERE IS MUCH POTENTIAL FOR INDUSTRIAL GROWTH ALONG THE RIVER. THE ONLY REALLY DILAPIDATED BUILDINGS ARE THOSE FRONTING ON HIGHWAY 421.

TABLE III-C
AREA 3 STATISTICS

LAND:

RESIDENTIAL ACREAGE	93.80
COMMERCIAL	1.00
INDUSTRIAL	20.36
PUBLIC & SEMI-PUBLIC	0
STREET R/W	<u>16.67</u>
DEVELOPED AC.	131.77 - 36%
FARMED OR UNDEVELOPED	<u>236.03</u> - 64%
TOTAL	267.80 AC.

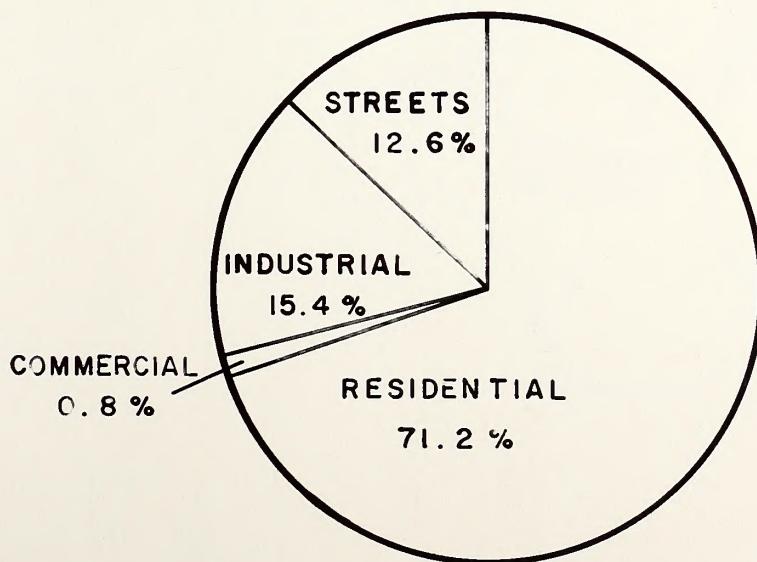
STREETS:

MILES OF STATE ROUTES	.92
OTHER PAVED STREETS	1.39
UNPAVED STREETS	<u>0</u> - 0%
TOTAL	2.31 MI.

BUILDINGS:

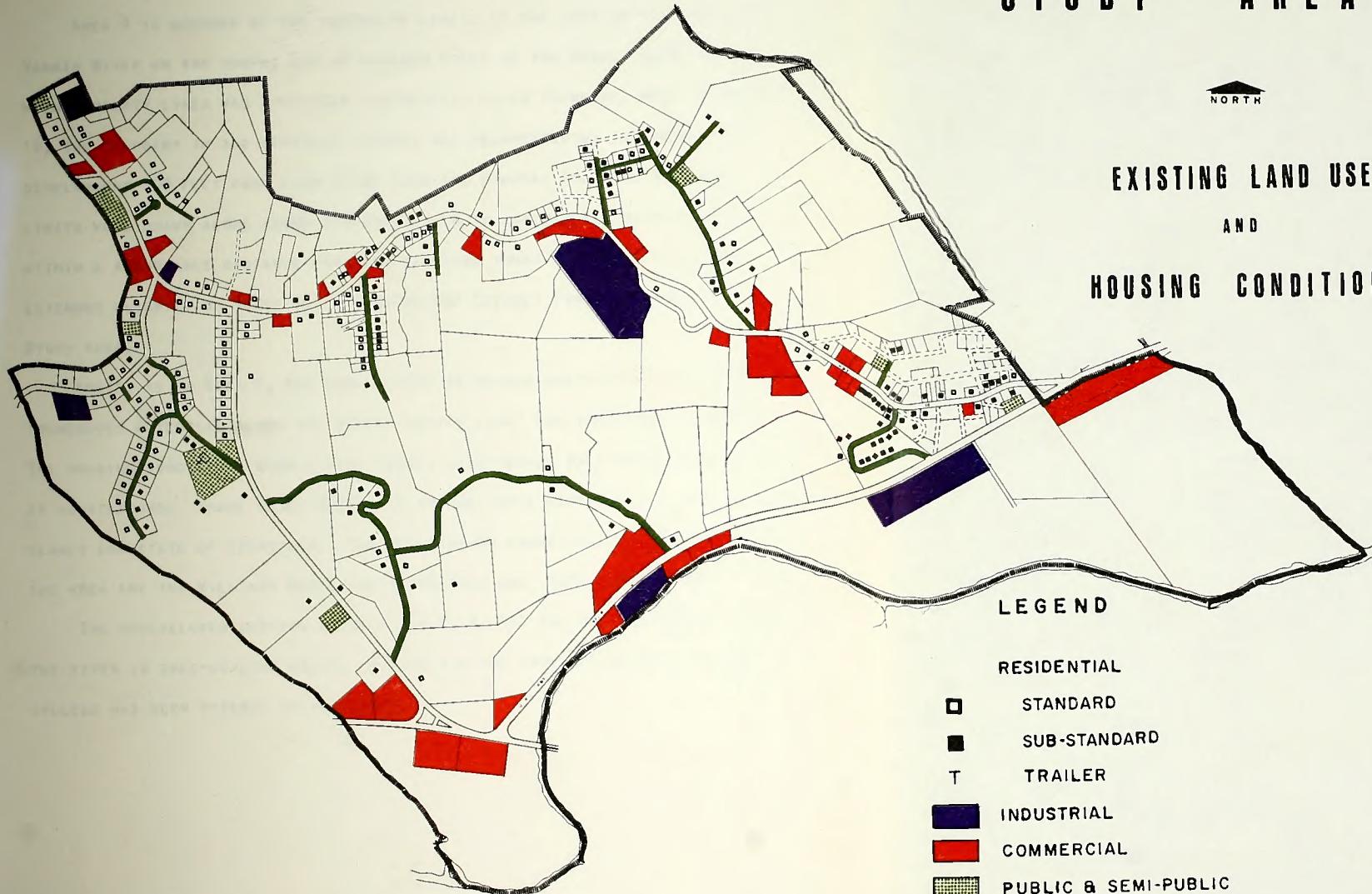
TOTAL DWELLING UNITS	50
SUBSTANDARD DU's	<u>7</u> - 14%
ESTIMATED POPULATION	180
NON-RESIDENTIAL, URBAN USES	7

DISTRIBUTION OF DEVELOPED LAND:





EXISTING LAND USE
AND
HOUSING CONDITIONS



LEGEND

RESIDENTIAL

- STANDARD
- SUB-STANDARD
- △ TRAILER

- INDUSTRIAL
- COMMERCIAL
- PUBLIC & SEMI-PUBLIC
- SCHOOL
- CHURCH
- UNPAVED ROADS
- VACANT

STUDY AREA 4

AREA 4 IS BOUNDED BY THE CORPORATE LIMITS OF THE TOWN ON THE EAST, THE YADKIN RIVER ON THE SOUTH, AND AN UNNAMED CREEK ON THE WEST. SINCE NO MAP WITH PROPERTY LINES WAS AVAILABLE FOR REDDIES RIVER TOWNSHIP, WEST OF ROUTE 16, THE BOUNDARY IN THE NORTHWEST CORNER WAS DELINEATED BY INCLUDING ONLY DEVELOPMENT 200 FEET BACK FROM CONGO ROAD AND HIGHWAY 16. THE NORTHERN LIMITS WERE DRAWN ALONG KNOWN PROPERTY LINES TO INCLUDE ALL DEVELOPED LAND WITHIN A REASONABLE DISTANCE FROM THE EXISTING TOWN. THE AREA WAS OVER-EXTENDED SLIGHTLY UP ROUTE 16 TO INCLUDE THE CRICKET FIRE DEPARTMENT IN THE STUDY AREA.

AGAIN, AS IN AREA 1, THE DEVELOPMENT IS MAINLY RESIDENTIAL, BUT WITH A TREMENDOUS POTENTIAL ALONG THE RIVER "BOTTOM LAND" FOR INDUSTRIAL EXPANSION. THE HOUSING CONDITIONS SHOW A WIDE RANGE, WITH NEARLY HALF BEING CLASSIFIED AS SUBSTANDARD. THOSE OLDER DWELLINGS IN THE "MILL SECTION" ARE IN A PARTICULARLY BAD STATE OF DISREPAIR. THE OUTSTANDING COMMERCIAL ENTERPRISES IN THE AREA ARE THE WILLIAMS MOTEL AND RESTAURANT AND LOWE'S SUPER MARKET.

THE UNDEVELOPED SECTION BETWEEN OLD U. S. 421 AND THE NEW HIGHWAY ALONG THE RIVER IS TREE-COVERED HILLS. A SITE FOR THE PROPOSED WILKES COMMUNITY COLLEGE HAS BEEN OFFERED IN THIS AREA.

TABLE III-D
AREA 4 STATISTICS

LAND:

RESIDENTIAL ACREAGE	480.97
COMMERCIAL	46.87
INDUSTRIAL	33.85
PUBLIC & SEMI-PUBLIC	28.10
STREET R/W	<u>66.20</u>
DEVELOPED AC.	655.99 - 46%
FARMED OR UNDEVELOPED	<u>758.77</u> - 54%
TOTAL	1,414.76 Ac.

STREETS:

MILES OF STATE ROUTES	3.45
OTHER PAVED STREETS	2.36
UNPAVED STREETS	<u>3.95</u> - 40%
TOTAL	9.76 MI.

BUILDINGS:

TOTAL DWELLING UNITS	280
SUBSTANDARD DU'S	<u>132</u> - 47%
ESTIMATED POPULATION	1,008
NON-RESIDENTIAL, URBAN USES	39

DISTRIBUTION OF DEVELOPED LAND:

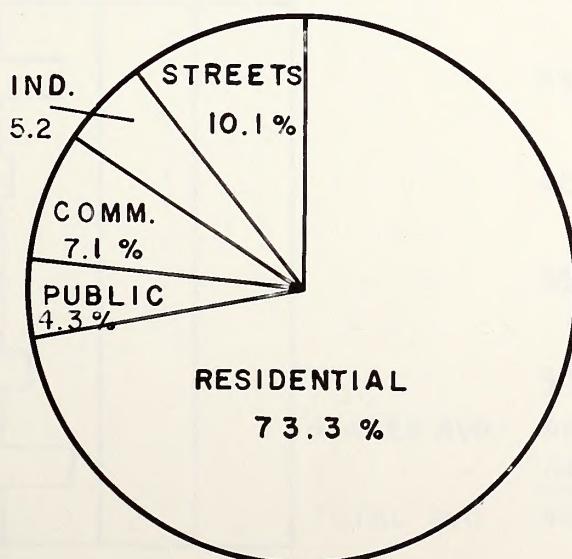
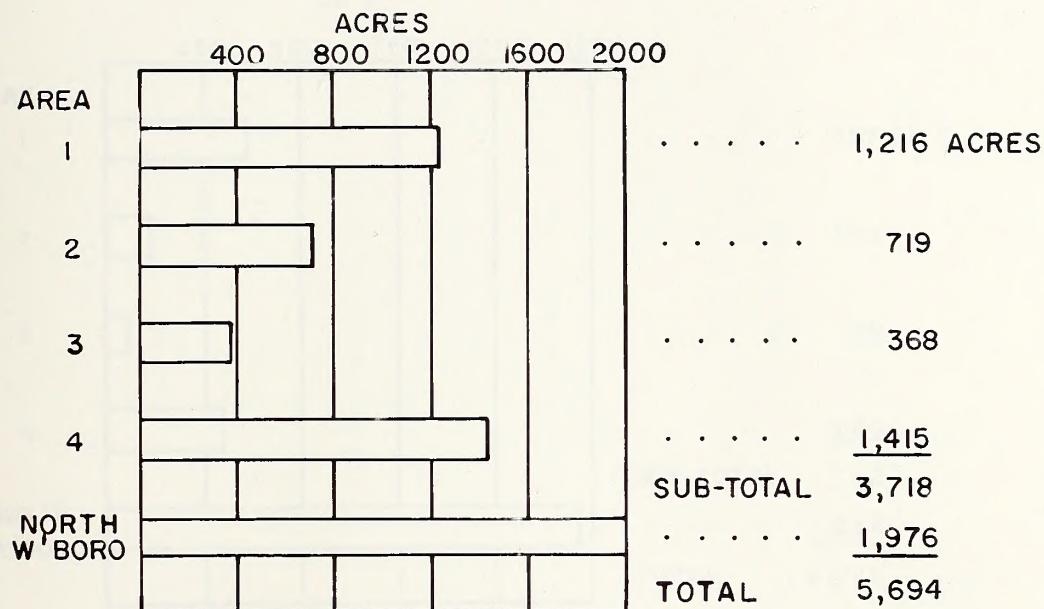


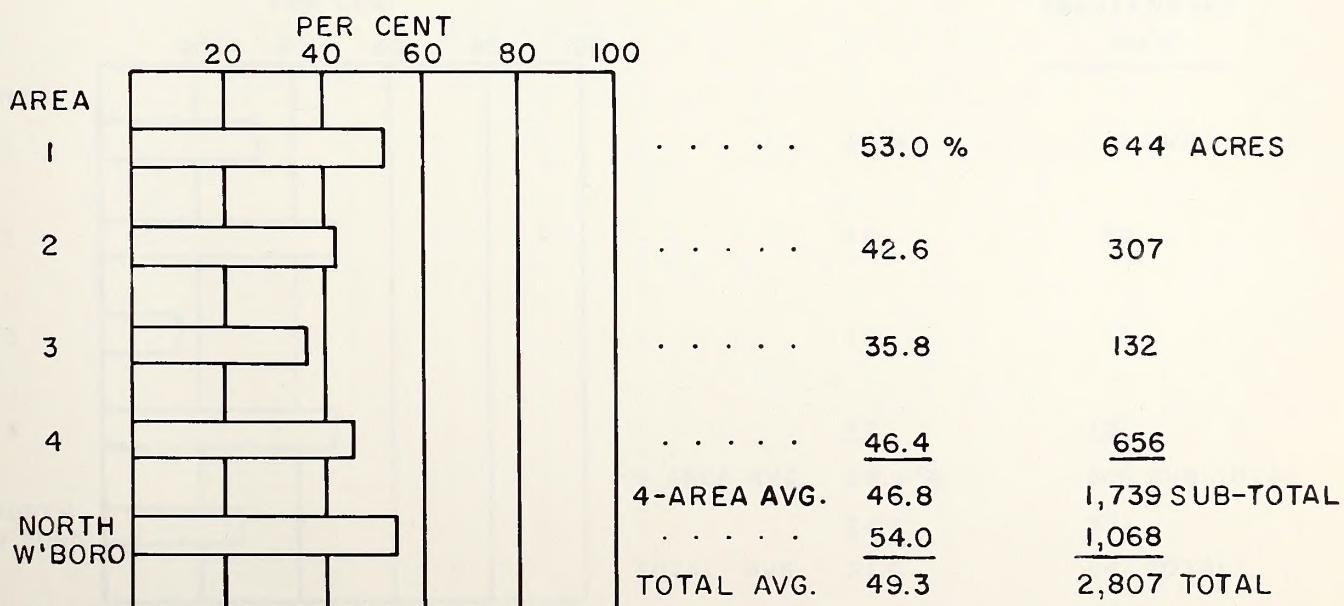
TABLE IV

COMPARATIVE DATA

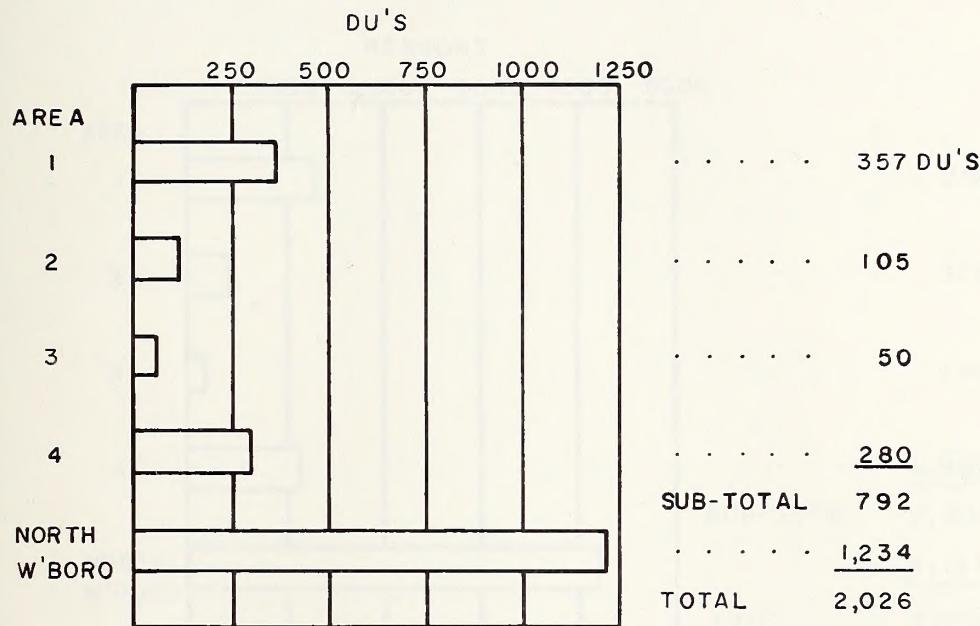
IV-A ACREAGE



IV-B DEVELOPED ACREAGE



IV-C DWELLING UNITS



IV-D SUBSTANDARD DU'S

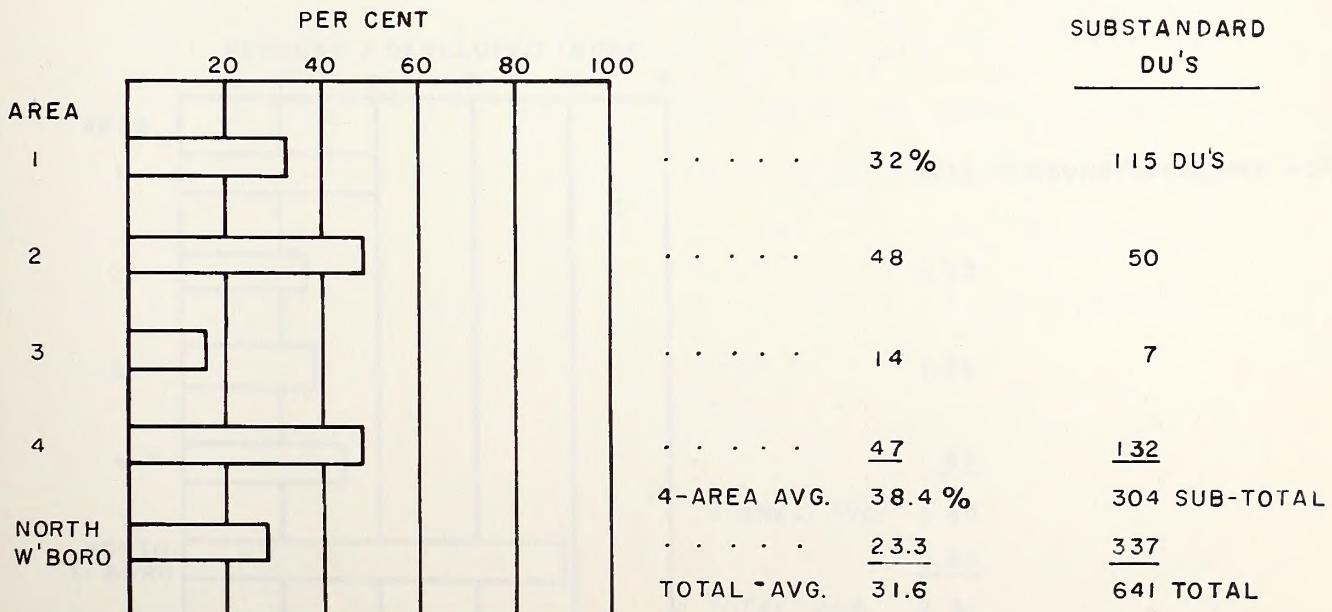


TABLE IV-E

POPULATION

		PERSONS					
		1000	2000	3000	4000	5000	
AREA							
1		1,285	PERSONS				
2		379					
3		180					
4		1,008					
NORTH W'BORO		2,852					
		4,197					
TOTAL		7,049					

TABLE IV-F

POPULATION DENSITY

		PERSONS / DEVELOPED ACRE					
		1	2	3	4	5	
AREA							
1		2.00	PERSONS/DEVELOPED ACRE				
2		1.23					
3		1.36					
4		1.54					
NORTH W'BORO		4-AREA AVG.	1.64				
		3.93					
TOTAL AVG.		2.51					

CHAPTER 4

IN-TOWN OR OUT? - PRO AND CON

LEVEL OF SERVICE COMPARISON

THE COMPARISON OF SERVICES OFFERED IN-TOWN AND OUT WILL DOUBLE AS A SYNOPSIS OF A COMMUNITY FACILITIES STUDY, AND CAN BE USED AS A "TAKE-OFF BASE" FOR ANY FUTURE STUDY THAT MIGHT BE DONE ON THIS ASPECT OF COMMUNITY PLANNING.

WATER SYSTEM

IN-TOWN

THE NORTH WILKESBORO WATER PURIFICATION PLANT WAS BUILT IN 1956 AT THE WESTERN END OF "I" STREET, ADJACENT TO THE IMPOUNDING RESERVOIR ON REDDIES RIVER. THE RIVER, ASSIGNED A GOOD CLASSIFICATION OF A-II BY THE STATE STREAM SANITATION COMMITTEE, HAS AN AVERAGE DAILY FLOW OF 70 TO 80 MILLION GALLONS, WITH AN ALL-TIME MINIMUM OF 15.5 MGD, WHICH IS MORE THAN ADEQUATE TO MEET THE NEEDS OF THE WILKESBOROS AND THEIR SURROUNDING TERRITORY.

THE PLANT, EQUIPPED WITH RAPID SAND FILTERS, HAS A DESIGN CAPACITY OF 3 MGD AND AN OPERATING CAPACITY OF 1.7 MGD, WHILE THE CONSUMPTION RATE FOR THE WILKESBOROS COMBINED IS 1.5 MGD OR ABOUT 46 MILLION GALLONS PER MONTH. BEFORE JULY, 1964, WILKESBORO RECEIVED WATER FROM THE NORTH WILKESBORO PLANT, BUT WHEN THE NEW WILKESBORO PLANT WENT INTO OPERATION, IT DECREASED THE WATER CONSUMED BY 15 TO 23 MILLION GALLONS PER MONTH.

THE STORAGE CAPACITY FOR THE TOWN'S WATER SYSTEM IS 1,770,000 GALLONS, WITH A ONE MILLION GALLON CLEAR WELL; A 300,000 GALLON STANDPIPE AND A 100,000 GALLON ELEVATED TANK SERVE THE "HIGH LEVEL SYSTEM", AND A 170,000 GALLON STANDPIPE AND A 200,000 GALLON ELEVATED TANK SERVE THE LOWER AREAS

EXISTING AND PROPOSED
WATER SYSTEM

North Wilkesboro
North Carolina

NORTH

LEGEND

EXISTING LINES

- 12" & 16"
- - - 10"
- STORAGE RESERVOIRS
- TREATMENT PLANT
- PROPOSED FACILITIES
- PRIVATE WATER COMPANY
- 10" & 8" LINES
- - - 6" & UNDER LINES

MAP-7

OF THE TOWN. THE HIGH LEVEL SYSTEM CAN BE OPERATED BY A 1200 GPM DUAL PUMP, WHICH HAS A DIESEL AUXILIARY ENGINE IN CASE OF POWER FAILURE, AND CAN SERVE BOTH SYSTEMS.

THE DISTRIBUTION SYSTEM GIVES SERVICE TO ALL PARTS OF THE TOWN. FROM ALL FOUR STORAGE TANKS, THE WATER FLOWS THROUGH THE ENTIRE SYSTEM BY FORCE OF GRAVITY, NO ADDITIONAL PUMPING STATIONS BEING NEEDED FOR THE PRESENT COVERAGE.

OUT-OF-TOWN

THE WATER SUPPLY IN EACH OF THESE FRINGE STUDY AREAS IS FROM PRIVATE WELLS, AND FOR THE PAST SEVERAL YEARS, PRACTICALLY EVERY PART OF THE AREA SURROUNDING NORTH WILKESBORO HAS BEEN PLAGUED WITH A SHORTAGE IN THIS SOURCE OF SUPPLY. TO HELP ALLEVIATE THIS PROBLEM, THE CITIZENS NORTH OF THE TOWN HAVE FORMED THE MULBERRY-FAIRPLAINS WATER ASSOCIATION, AND APPROXIMATELY 600 FAMILIES AND 50 "INTERMEDIATE USERS" HAVE ALREADY PURCHASED MEMBERSHIP IN THE COMPANY. THE NEW SYSTEM, AS MENTIONED IN THE AREA ANALYSES IN CHAPTER 3, WILL EXTEND COVERAGE INTO THE LIBERTY GROVE COMMUNITY AS WELL. A FEDERAL LOAN OF \$525,000 HAS BEEN APPROVED BY THE FARMERS HOME ADMINISTRATION TO COVER THE COST OF CONSTRUCTION OF THE NEW FACILITIES, WHICH WILL INCLUDE TWO PUMPING STATIONS, TWO ELEVATED TANKS, 70 HYDRANTS AND 27 MILES OF LINE. THE SOURCE OF SUPPLY WILL BE THE NORTH WILKESBORO SYSTEM, AND THE NEW COMPANY WILL BUY WATER AT A COMMERCIAL RATE.

PRIVATE WATER COMPANIES HAVE ALSO BEEN ENVISIONED FOR THE CRICKET AND BROADWAY COMMUNITIES; BUT FOR THE IMMEDIATE FUTURE, AREAS 3 AND 4 WILL REMAIN ON A PRIVATE WELL BASIS AS THEIR SOURCE OF SUPPLY.

SEWER SYSTEM

IN-TOWN

BUILT ON A SITE NEAR SMOOT PARK IN 1957, THE NORTH WILKESBORO SEWAGE

EXISTING AND PROPOSED
SEWERAGE SYSTEM

North Wilkesboro
North Carolina



LEGEND

- EXISTING FACILITIES
 - 21"-10" LINES
 - 8"-4" LINES
- AREAS WITH PRIVYS
- PROPOSED FACILITIES

TREATMENT PLANT WAS ALSO PLANNED TO SERVE THE FUTURE NEEDS OF THE AREA. DESIGNED FOR TWO MILLION GALLONS PER DAY CAPACITY, THE PLANT NOW PROCESSES BETWEEN 800,000 TO ONE MILLION GALLONS, OR A POPULATION EQUIVALENT OF 160 GALLONS TREATED PER PERSON PER DAY. FOR THE FIRST FIVE MONTHS OF 1964, THE AVERAGE BIOCHEMICAL OXYGEN DEMAND (B.O.D.) OF RAW WASTES WAS 271 MILLIGRAMS PER LITER, WHILE THE TREATED WASTES AVERAGED 182 MG/L - A REDUCTION IN B.O.D. OF 33%. THIS IS ABOUT STANDARD FOR PLANTS WITH PRIMARY TREATMENT ONLY.

A QUICK COMPARISON WITH PREVIOUS YEARS WILL INDICATE THAT THE B.O.D. READING IS ON THE RISE. (THE B.O.D. IS A COMMON SANITARY ENGINEERING TERM MEANING THE WEIGHT OF SEWAGE IN MILLIGRAMS CONTAINED IN EACH LITER OF WATER.) FOR EXAMPLE, IN JUNE, 1960, THE AVERAGE B.O.D. BEFORE TREATMENT WAS 229, AFTER TREATMENT - 144. IF A SIZEABLE SEGMENT OF POPULATION WERE TO BE ANNEXED IN THE FUTURE, IT WOULD BE NECESSARY TO PROVIDE SECONDARY TREATMENT WITH POSSIBLE CHLORINATION OF THE EFFLUENT DUE TO THE A-II CLASSIFICATION DOWNSTREAM AT ELKIN'S WATER SUPPLY, ACCORDING TO THE STATE STREAM SANITATION COMMITTEE.

WITH THE RECENTLY COMPLETED ADDITIONS TO THE SEWAGE COLLECTION SYSTEMS INTO THE HIGHLAND PARK SECTION AND THE NORTHERN PART OF THE TOWN, NORTH WILKESBORO OFFERS ADEQUATE COVERAGE TO ITS RESIDENTS. THE NEW ADDITIONS INCLUDED PUMPING STATIONS, ONE NEAR REDDIES RIVER NEXT TO THE NORTHERN TOWN LIMIT, THE OTHER SOUTH OF THE YADKIN RIVER AT THE END OF BEECH STREET.

OUT-OF-TOWN

ALL THE STUDY AREAS HAVE SEPTIC TANKS AS THE ONLY MEANS OF SEWAGE DISPOSAL. ALTHOUGH THE WILKES COUNTY HEALTH DEPARTMENT REPORTS NO SECTIONS WHERE POOR SOIL CONDITIONS ARE INCONDUCTIVE TO EFFECTIVE SEPTIC TANK USAGE, THERE ARE SEVERAL RATHER TIGHTLY BUILT-UP AREAS WHERE THE DENSITY OF DEVELOPMENT COULD MAKE SEPTIC TANKS DETRIMENTAL TO THE PUBLIC HEALTH AND WELFARE. IN ADDITION, MUCH OF AREAS 2 AND 4, PLUS SMALLER SECTIONS OF AREAS 1 AND 3, HAVE SERIOUS

HEALTH PROBLEMS BECAUSE OF OUTDOOR PRIVYS AND THE POSSIBILITY OF GROUND-WATER POLLUTION. THERE IS NO DOUBT THAT MUCH IMPROVEMENT NEEDS TO BE EFFECTED IN ALL THE STUDY AREAS IN THIS RESPECT.

NO STORM SEWERS NOW EXIST IN ANY OF THE FRINGE-STUDY AREAS, NOR WILL THEY BE PLANNED FOR. THE TERRAIN IN ALL SECTIONS OF THESE AREAS IS SUCH THAT THEY ARE NOT REALLY NEEDED, NATURAL DRAINAGE CHANNELS BEING MORE THAN ADEQUATE FOR THE AMOUNT OF DEVELOPMENT THAT IS THERE, ALTHOUGH IT IS CONCEIVABLE THAT IF WIDESPREAD DEVELOPMENT OCCURS IN THE BOTTOM LANDS, STORM SEWERS MAY BE NEEDED.

STREETS

IN-TOWN

THE PRESENT MUNICIPALITY-MAINTAINED TOTAL OF STREET MILEAGE IS 25.6 MILES, WITH 14.9 MILES OF PAVED STREETS AND 10.7 MILES OF STONE AND DIRT. ALSO, THE TOWN MAINTAINS 2.15 MILES OF ALLEY-WAYS. ROADS LEADING INTO AND THROUGH THE TOWN ARE STATE ROUTES 18, 115, AND 268 AND U. S. 421-A. IT IS ESTIMATED THAT 25% OF THE TOTAL STREET MILEAGE IS BORDERED WITH SIDEWALKS; CURB AND GUTTER IS USED MAINLY IN THE CBD, BUT RATHER SPARINGLY IN OTHER SECTIONS OF THE TOWN.

NORTH WILKESBORO OWNS A SUFFICIENT AMOUNT OF EQUIPMENT TO RE-SURFACE AND MAINTAIN THE CITY STREETS AND NO ADDITIONAL EQUIPMENT IS ANTICIPATED TO BE NEEDED TO SERVE LIKELY ANNEXATION AREAS. PROPERTY OWNERS ARE ASSESSED 50% OF THE COST OF REPAIRING STREETS ALONG THE FRONT FOOTAGE OF THEIR PROPERTY. STREET SIGNS ARE UNIFORM THROUGHOUT THE TOWN AND DUKE POWER COMPANY HAS CONTRACTED TO SUPPLY 2,500 LUMEN INCANDESCENT LIGHTS IN RESIDENTIAL SECTIONS AND 20,000 LUMEN MERCURY VAPOR LIGHTS IN BUSINESS SECTIONS.

OUT-OF-TOWN

WITHIN THE COMBINED FOUR STUDY AREAS, THERE ARE 20.3 MILES OF STREETS

THAT ARE NOT ON THE STATE SYSTEMS, 9.6 MILES OF WHICH ARE PAVED; THIS IS 47% OF THE STREETS THAT ARE PAVED, COMPARED WITH 58% NOW INSIDE THE TOWN. THERE ARE NO SIDEWALKS IN ANY OF THE FRINGE AREAS, NOR ARE THERE ANY CURB-AND-GUTTERED STREETS. ALL DEDICATED STREETS AND ROADS IN THE FRINGE AREAS THAT ARE BEING USED TO CARRY TRAFFIC ARE MAINTAINED BY THE STATE. NO UNIFORMITY IN ROAD MARKING IS APPARENT EXCEPT FOR THE NUMBERING SYSTEM USED THROUGHOUT THE STATE BY THE HIGHWAY DEPARTMENT. IF RESIDENTS OF THESE SEMI-RURAL AREAS DESIRE LIGHTS IN FRONT OF THEIR HOMES, DUKE POWER FURNISHES 7,000 LUMEN MERCURY-VAPOR LIGHTS AT A RENT PRICE OF \$3 PER MONTH.

SANITATION

IN-TOWN

GARBAGE AND REFUSE COLLECTION IS HANDLED INSIDE THE TOWN BY TWO PACKER-TYPE TRUCKS, AND, ALTHOUGH NOT IN OPERATION AT THE TIME OF THIS WRITING, ANOTHER TRUCK HAS BEEN PURCHASED WHICH COULD PROBABLY SERVICE ANY ANNEXATION AREA ADEQUATELY. THE COLLECTION SCHEDULE IS THREE TIMES EVERY TWO WEEKS IN RESIDENTIAL AREAS AND SIX TIMES A WEEK IN BUSINESS SECTIONS. DISPOSAL IS BY SANITARY LAND FILL, LOCATED BEHIND THE MEMORIAL PARK; ALL PAPER AND CARDBOARD IS BURNED BEHIND THE SEWAGE TREATMENT PLANT.

OUT-OF-TOWN

IN THE FRINGE AREAS, IF GARBAGE SERVICE IS PROVIDED AT ALL, IT IS BY PRIVATE CONTRACT AT A COST OF \$.50 PER WEEK TO THE HOME OWNER. THIS COLLECTION IS DONE ONLY ONCE A WEEK, AND COVERAGE IS FAR FROM ADEQUATE FOR SANITATION PURPOSES.

FIRE PROTECTION

IN-TOWN

ONE OF THE STRONGEST BENEFITS OFFERED TO THE RESIDENTS OF NORTH WILKESBORO IS THEIR MODERN FIRE STATION, BUILT IN 1950 AT A COST OF \$62,000. ITS

LOCATION ON THE HILL AT THE CORNER OF "H" AND NINTH STREETS IS CONSIDERED TO BE MOST ADVANTAGEOUS TO PROVIDE QUICK, EASY ACCESS TO MOST PARTS OF THE TOWN. EQUIPMENT INCLUDES TWO-1,000 GALLON PUMPERS AND A RATHER NEW UTILITY TRUCK; TWO COUNTY RESCUE TRUCKS AND 2 BOATS (WITH TRAILERS) ARE ALSO STORED IN THE BUILDING. ONE OF THE TWO REGULAR DRIVERS IS STATIONED IN THE BUILDING AT ALL TIMES, AND 25 VOLUNTEER FIREMEN ARE ON CALL. STAFF TRAINING IS PROVIDED BY THE STATE, WITH A 36-HOUR COURSE IN FIRE-FIGHTING TECHNIQUES OFFERED EACH YEAR; MONTHLY MEETINGS OF THE FORCE ARE ALSO HELD. THESE FACILITIES HELP TO GIVE THE TOWN A CLASS 7 FIRE INSURANCE RATING.

OUT-OF-TOWN

WITH THE EXCEPTION OF THE SOUTHERN PORTION OF AREA 2, ALONG THE RIVER ROAD AND FLINT HILL ROAD, ALL OF THE FRINGE-STUDY AREAS ARE IN VOLUNTEER FIRE DISTRICTS, AND AS SUCH RECEIVE A CLASS 9-A RATING FROM THE N. C. ASSOCIATION OF INSURANCE AGENTS. MULBERRY-FAIRPLAINS HAS THE BEST EQUIPMENT AND ALARM SYSTEM OF ANY OF THE THREE VOLUNTEER COMPANIES. AREAS 1 AND PART OF 2 WOULD BE THE BEST PROTECTED IF IT WERE NOT FOR THE FIRE STATION BEING LOCATED FOUR MILES NORTH OF THE EXISTING TOWN LIMITS AND OVER FIVE MILES FROM CHICK HAVEN FARM, ON THE EASTERN EDGE OF THE FIRE DISTRICT. WITH THE DISTANCE FACTOR OF A 1.5 MILE RADIUS CONSIDERED OPTIMAL FOR IN-TOWN FIRE PROTECTION, A NEW STATION IS PROPOSED TO COVER THE STUDY AREAS 1 AND 2 AS WELL AS THE INDUSTRIAL PARK, WHICH IS ALREADY INSIDE THE CORPORATE LIMITS.

THE BROADWAY VFD IS VERY BADLY LOCATED ON A RATHER CONFINING SITE. IT IS FELT THAT THE TOWN WOULD HAVE TO PROVIDE COVERAGE FOR AREA 3 FROM ITS PRESENT CENTRAL STATION. THE REMAINING VFD AT CRICKET IS IN A GOOD LOCATION TO SERVE THE DEVELOPED AREA ALONG OLD U. S. 421 AND ROUTE 16, AND WAS INCLUDED INSIDE THE PROPOSED ANNEXATION AREA AS A POSSIBLE FUTURE TOWN FIRE STATION.

PROPOSED FIRE DISTRICTS

North Wilkesboro
North Carolina



AREA-4

NORTH
WILKESBORO
TOWN FIRE

STATION

AREA-2

PROPOSED STATION

AREA

3

CRICKET
V.F.D.

WILKESBORO

MAP-9

THE BUILDING, ESPECIALLY, WOULD SERVE THE REQUIREMENTS OF AN IN-TOWN STATION, HAVING AN UPPER FLOOR THAT IS FURNISHED TO HOUSE FIREMEN, ALTHOUGH OF COURSE NO ONE USES IT AS A VFD. EQUIPMENT AT CRICKET INCLUDES A 500 GALLON PUMPER AND A 1,500 GALLON TANKER.

POLICE PROTECTION

IN-TOWN

LAW ENFORCEMENT AND TRAFFIC CONTROL IN NORTH WILKESBORO IS THE RESPONSIBILITY OF A TWELVE-MAN FORCE, WITH HEADQUARTERS IN THE TOWN HALL ON "B" STREET. THE TWO PATROL CARS ARE EQUIPPED WITH 2-WAY RADIOS; THE DEPARTMENT ALSO HAS TWO WALKIE-TALKIE RADIOS AS WELL AS DIRECT RADIO CONTACT WITH HIGHWAY PATROL AREA HEADQUARTERS IN SALISBURY. AT LEAST THREE MEN ARE ON DUTY AT ALL TIMES--REGULAR PATROL INCLUDES A NIGHTLY CHECK OF ALL BUSINESS ESTABLISHMENTS IN THE TOWN. TWO WOMEN ARE USED TO ISSUE PARKING TICKETS IN THE CBD, THEREBY RELIEVING THE PATROLMEN FROM THIS DUTY.

OUT-OF-TOWN

THE FOUR STUDY AREAS ARE WITHIN THE COUNTY-WIDE JURISDICTION OF THE SHERIFF AND FIVE DEPUTIES. FIVE RADIO-EQUIPPED PATROL CARS ARE FURNISHED FOR THE SHERIFF'S DEPARTMENT. THE ONLY REGULAR PATROLLING DONE IS IN THE AREA OF THE NEW DAM AND RESERVOIR; NONE IS DONE IN THE FRINGE AREAS OF NORTH WILKESBORO. OF COURSE, THE STATE HIGHWAY PATROL AIDS THE SHERIFF'S DEPARTMENT, ESPECIALLY WITH TRAFFIC CONTROL IN THE RURAL AREAS.

PUBLIC SCHOOLS

IN-TOWN

ONLY TWO SCHOOLS ARE ACTUALLY INSIDE THE TOWN, BUT THERE ARE THREE IN THE NORTH WILKESBORO SCHOOL SYSTEM. BUILT ON A RATHER CONFINING SITE, IMMEDIATELY ACROSS THE RIVER (OUTSIDE OF TOWN) ON WILKESBORO BOULEVARD, IS THE

WILKES CENTRAL HIGH SCHOOL. ORIGINALLY BUILT TO SERVE THE TOWN OF NORTH WILKESBORO PLUS THAT PART OF THE COUNTY SOUTH OF THE YADKIN RIVER, THIS ACCREDITED SCHOOL NOW HAS STUDENTS FROM OTHER SECTIONS OF THE COUNTY AS WELL, WHO DO NOT HAVE TO PAY TUITION. ONLY 20% OF THE 1964 STUDENT BODY OF 1,300 STUDENTS LIVED IN NORTH WILKESBORO; OF THE REMAINING 80%, AROUND 300 CAME FROM THE MULBERRY-FAIRPLAINS COMMUNITY.

OTHER SCHOOLS IN THE CITY SYSTEM ARE THE NORTH WILKESBORO ELEMENTARY SCHOOL AND THE WOODLAWN ELEMENTARY SCHOOL FOR NEGROES. OF 700 STUDENTS AT NORTH WILKESBORO ELEMENTARY, 175 CAME FROM OUTSIDE THE TOWN AND PAY A TUITION FEE OF \$25 A YEAR. ABOUT 150 STUDENTS WERE ENROLLED AT THE WOODLAWN SCHOOL IN 1964.

OUT-OF-TOWN

STUDY AREA 1 INCLUDES THE FAIRPLAINS ELEMENTARY SCHOOL; LINCOLN SCHOOL, A UNION SCHOOL FOR NEGRO STUDENTS, IS LOCATED IN AREA 4. THE ENTIRE COUNTY SYSTEM INCLUDES, IN ADDITION TO THESE, THREE HIGH SCHOOLS - NORTH, EAST, AND WEST WILKES - PLUS 18 MORE ELEMENTARY SCHOOLS.

ANOTHER EDUCATIONAL FACTOR IN THE COUNTY IS THE PROPOSED COMMUNITY COLLEGE WHICH HAS BEEN OFFERED A SITE IN STUDY AREA 4 BETWEEN THE OLD AND THE NEW HIGHWAY 421. WITH A PLANNED ENROLLMENT OF 800 STUDENTS, THIS COLLEGE WILL REPORTEDLY BRING AN ANNUAL PAYROLL OF \$750,000. THE PROBABILITY OF ESTABLISHING THIS COMMUNITY COLLEGE IN WILKES COUNTY HAS BEEN BRIGHTENED IN THE PAST YEAR WITH THE INCREASE IN "APPROPRIATION PER PUPIL" FROM THE COUNTY, AND THE PROPOSAL HAS BEEN APPROVED BY THE N. C. BOARD OF EDUCATION.

ALTHOUGH THIS DISCUSSION OF THE CITY AND COUNTY SCHOOL SYSTEMS HAS BEEN OFFERED AS A "LEVEL OF SERVICE" COMPARISON, THE COST OF PROVIDING ANY ADDITIONAL SCHOOL FACILITIES WILL NOT BE COMPUTED IN THE COST-REVENUE ANALYSIS IN CHAPTER 5.

BECAUSE OF THE TAX POLICIES OF NORTH CAROLINA, THE STATE BEARS THE PRINCIPAL COST OF OPERATING PUBLIC SCHOOLS, FINANCING THEM ON THE BASIS OF NET INCOME AND SALES TAXES RATHER THAN AD VALOREM PROPERTY TAXES.

FINANCIAL IMPACT COMPARISON

THIS SHORT SYNOPSIS WILL BE OF INTEREST TO THE INDIVIDUAL PROPERTY OWNER BECAUSE IT COMPARES THE ANNUAL COST OF LIVING IN A FRINGE AREA AGAINST THE COST OF LIVING INSIDE THE TOWN LIMITS, BY ASSUMING THAT THE SAME HOUSE AND PROPERTY WAS INVOLVED IN EACH CASE.

FOR EXAMPLE, IF A BRICK VENEER HOUSE WITH CENTRAL HEATING AND A TELEPHONE, SITUATED ON A LOT IN THE FAIRPLAINS COMMUNITY WAS VALUED AT \$8,000 (INCLUDING LAND), ITS CONTENTS AT \$3,000, AND AN AUTOMOBILE AT \$2,000, IT WOULD ACCRUE THE FOLLOWING ANNUAL COST:

IF PROPERTY WERE ...	<u>OUTSIDE TOWN</u>	<u>INSIDE TOWN</u>
REAL AND PERSONAL PROPERTY TAXES	\$ 81.25	\$169.00
\$20,000 HOMEOWNER'S INSURANCE POLICY	73.33	54.33
STREET LIGHT OUTSIDE HOME (OPTIONAL)	36.00	--
GARBAGE COLLECTION	26.00	--
	<hr/>	<hr/>
	\$216.58	\$223.33

IT WAS ASSUMED HERE THAT FUTURE WATER SERVICE BY THE MULBERRY-FAIRPLAINS WATER ASSOCIATION WILL COST THE SAME AS THE TOWN'S WATER RATE, AND THAT THE SERVICE ON A SEPTIC TANK WOULD APPROXIMATE THE TOWN'S SEWER CHARGE. FURTHER, THE CAPITAL OUTLAY OF INSTALLING WATER AND SEWER FACILITIES WAS OMITTED IN EACH CASE.

TO TAKE ANOTHER EXAMPLE, SUPPOSE A FRAME HOUSE WITH ONLY AN OIL HEAT CIRCULATION AND WITHOUT A TELEPHONE WAS SITUATED IN THE "MILL SECTION" ON OLD HIGHWAY 421. THE ASSESSED VALUE OF THIS HOUSE AND LOT WAS PLACED AT \$4,000, WITH \$1,000 FOR CONTENTS AND A \$500 AUTOMOBILE. THE OWNER WOULD PROBABLY HAVE FIRE INSURANCE POLICIES OF \$5,000 ON THE STRUCTURE, AND \$2,000 ON ITS CONTENTS.

IF PROPERTY WERE ...	<u>OUTSIDE TOWN</u>	<u>INSIDE TOWN</u>
REAL AND PERSONAL PROPERTY TAXES	\$ 33.00	\$71.50
FIRE INSURANCE	39.00	22.00
STREET LIGHT (TO SHARE WITH TWO NEIGHBORS)	12.00	--
GARBAGE COLLECTION	26.00	--
	<hr/>	<hr/>
	\$110.00	\$93.50

SUMMARY

THIS REVIEW OF THE BENEFITS RECEIVED BY TOWN-DWELLERS SEEMS TO HEAVILY FAVOR THE "PRO" SIDE OF THE QUESTION. THE DIRECT YEAR-TO-YEAR EXPENSE OF PAYING HIGHER TOWN TAXES SEEMS TO BE MINIMIZED WHEN ALL THINGS ARE CONSIDERED; AND, AS SHOWS IN THE SECOND COMPARISON, THIS COST MAY ACTUALLY BE LESS INSIDE THE TOWN, ESPECIALLY FOR OWNERS OF LOWER-VALUED HOUSING. THE HEALTH AND SAFETY OF THE CITIZEN AS WELL AS THE EDUCATION OF HIS CHILDREN WOULD ULTIMATELY BENEFIT FROM THE IN-TOWN LIVING EXPERIENCE.

CHAPTER 5

PROBABLE EXPENDITURES AND REVENUE FOR THE 20-YEAR PLANNING PERIOD

THE CRUX OF THIS STUDY, AT LEAST AS FAR AS THE TOWN OF NORTH WILKESBORO IS CONCERNED, IS THE COMPARISON BETWEEN THE COST OF EXTENDING URBAN-TYPE SERVICES INTO THE FRINGE AREAS STUDIED, AND THE REVENUE THAT CAN BE EXPECTED FROM EACH AREA. BOTH EXPENDITURES AND REVENUES WERE COMPUTED FOR A 20-YEAR PLANNING PERIOD, BECAUSE IT WAS FELT THAT A SHORTER PERIOD OF TIME WOULD NOT GIVE THESE AREAS AN ADEQUATE OPPORTUNITY TO JUSTIFY THEIR BECOMING A PART OF THE TOWN; I.E., THE HIGH CAPITAL OUTLAY FOR WATER AND SEWER SYSTEMS WOULD OVER-WEIGH THE "COST" SIDE OF THE COMPARISON. ALSO, IF THESE SERVICES WERE FINANCED BY BOND ISSUES, 20 YEARS IS A LIKELY PERIOD OF TIME THAT WOULD BE REQUIRED TO RETIRE THE BONDS.

IT SHOULD BE EMPHASIZED HERE THAT THE PURPOSE OF THIS SECTION OF THE REPORT IS NOT TO FURNISH DETAILED ENGINEERING ESTIMATES OF THE COST OF CONSTRUCTING WATER AND SEWER LINES, FIRE STATIONS, ETC., BUT TO PROVIDE A REALISTIC APPRAISAL OF THE EXISTING SITUATION IN EACH STUDY AREA CONCERNING ITS FEASIBILITY FOR ANNEXATION. THE COST FIGURES SHOWN IN TABLE V TEND TO BE MINIMAL, FOR ONLY THE VERY BASIC COMPONENTS OF WATER AND SEWER SYSTEMS, FOR EXAMPLE, COULD BE ANTICIPATED.

ANOTHER SOURCE OF ERROR FOR A STUDY WHICH ATTEMPTS TO FORESEE THE FUTURE IS THAT ALL CALCULATIONS MUST OF NECESSITY BE MADE FOR THE PRESENT TIME AND SITUATION. ALL PRICES - SEWER PIPE, STREET PAVING, POLICEMEN'S SALARIES, STREET LIGHT RENTS, ETC. - ARE BASED ON THE LATEST SOURCES OF INFORMATION AVAILABLE. REVENUES - TAXES, WATER AND SEWER CHARGES, ETC. - ARE BASED ON EXISTING RATES AND IT WOULD BE NAIVE TO ASSUME THAT THESE COULD NOT CHANGE OVER 20 YEARS.

THUS THE VALUES SHOWN CAN BEST BE UTILIZED FOR A COMPARISON OF THE FOUR AREAS. THE DIFFERENCES IN COST OVER REVENUE ARE UNBIASED IN ALL RESPECTS, AND SHOULD REASONABLY APPROXIMATE THE FINANCIAL CONSEQUENCES OF ANNEXING EACH AREA. THESE ESTIMATES DO NOT REPRESENT NOR WILL THEY SUBSTITUTE FOR ENGINEERING AND CONSULTING STUDIES AT THE TIME OF ANNEXATION.

AN EXPLANATION OF THE METHODOLOGY USED IN COMPUTING THESE EXPENDITURES AND REVENUES WILL FOLLOW THE TABULATIONS. IN ALL CASES, A 20-YEAR PERIOD FOLLOWING THE TIME OF ANNEXATION OF EACH AREA IS ALLOWED FOR EXPENSES AND RECEIPTS, NOT 20 YEARS FROM PUBLICATION OF THIS REPORT, SO THE "TARGET DATE" IS NOT COINCIDENTAL FOR ALL FOUR AREAS.

TABLE V

COSTS

STUDY AREAS -	1	2	3	4
CAPITAL:				
WATER	\$ 323,820	\$133,015	\$ 37,550	\$ 323,200
SEWER	164,160	107,440	41,640	227,880
STREET PAVING & SIGNS	87,165	27,100	0	65,550
FIRE PROTECTION	31,050	9,450	0	22,000
POLICE PROTECTION	1,445	451	206	1,200
SUB-TOTAL	\$ 607,640	\$277,456	\$ 79,396	\$ 639,830
ANNUAL:				
WATER	\$ 359,390	\$143,590	\$ 53,120	\$ 297,140
SEWER	191,992	126,708	28,377	158,737
STREET MAINTENANCE	353,500	156,400	55,600	283,300
STREET LIGHTS	34,992	10,800	7,776	34,560
FIRE PROTECTION	53,820	16,380	0	78,000
POLICE PROTECTION	33,500	10,453	4,771	27,819
SANITATION SERVICE	86,394	35,196	12,194	71,416
SUB-TOTAL	\$1,113,588	\$499,527	\$161,838	\$ 950,972
TOTALS	\$1,721,228	\$776,983	\$241,234	\$1,590,802
ANNUAL SERVICING COST PER DEVELOPED ACRE (THEORETICAL)	\$ 86	\$ 81	\$ 61	\$ 73

TABLE VI

REVENUES

STUDY AREAS -	1	2	3	4
REAL PROPERTY TAX*	\$ 399,321	\$177,242	\$ 49,096	\$ 329,384
PERSONAL PROPERTY TAX*	99,808	44,310	12,288	82,346
POWELL BILL - PER CAP.	48,573	14,326	6,804	38,102
POWELL BILL - PER MI.	80,820	32,310	12,510	56,790
PRIVILEGE LIC'S.	13,550	10,950	3,425	12,425
WATER & SEWER CH'S.	810,065	325,779	119,235	688,107
TOTAL	\$1,452,047	\$604,917	\$203,358	\$1,207,154

*INCLUDES A 20¢ (PER \$100 ASSESSED VALUATION) SUPPLEMENTARY TAX FOR NORTH WILKESBORO SCHOOL SYSTEM.

THIS LIST OF REVENUE SOURCES OMITS THOSE ITEMS WHICH WOULD NOT INCREASE SIGNIFICANTLY WITH AN INCREASE IN SIZE OR POPULATION, SUCH AS TOWN AUTOMOBILE LICENSES, INTANGIBLE AND FRANCHISE TAX RETURNS FROM THE STATE, ETC.

WHILE THIS COMPARISON OF THE TOTAL COST AND REVENUE FOR EACH AREA PRESENTS A VALID ANALYSIS OF THEIR RELATIVE MERITS WITH REGARD TO THEIR TENTATIVE ANNEXATION, IT DOES NOT GIVE THE ENTIRE PRESENTATION OF THE FINANCIAL IMPACT ON THE TOWN. THE INCLUSION OF THE SUPPLEMENTARY SCHOOL TAX, FOR INSTANCE, SLIGHTLY EXAGGERATES THE INCOME WHICH COULD BE APPLIED TO THE COST OF MUNICIPAL FACILITIES AND SERVICES, BECAUSE THIS REVENUE GOES DIRECTLY TO THE SCHOOL SUPPLEMENT FUND. ANY INTEREST ON WATER AND SEWER BONDS WAS NEGLECTED IN TABULATING THE "TOTAL COST". IN ADDITION, THE NORTH WILKESBORO WATER AND SEWER DEPARTMENTS OPERATE ON A YEAR-BY-YEAR BASIS PRIMARILY ON INCOME RECEIVED FROM WATER RENTS AND SEWER SURCHARGES. CAPITAL IMPROVEMENTS INVOLVING EXTEN-

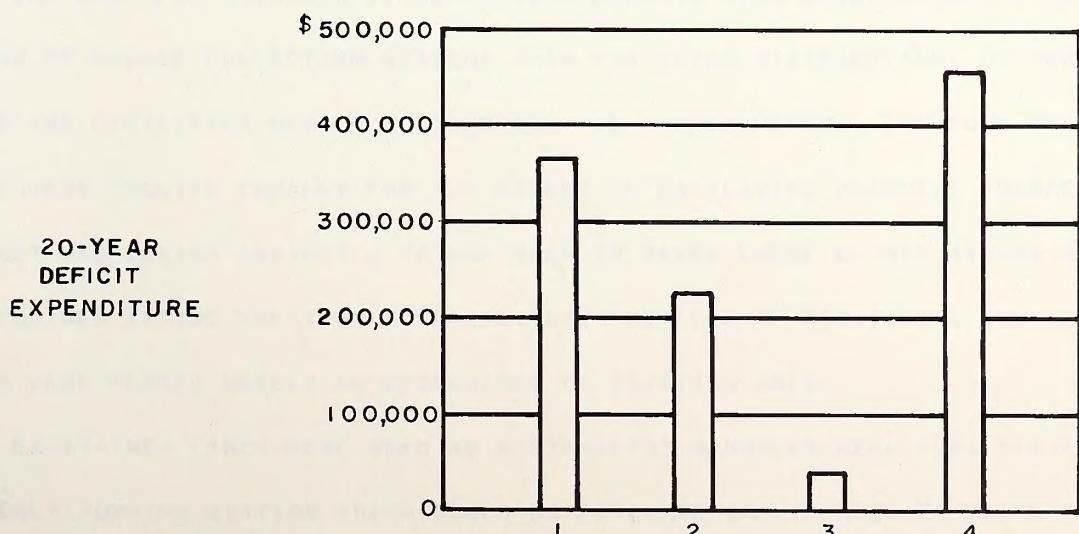
SIONS OF WATER AND SEWER LINES ARE USUALLY FINANCED BY THE ISSUANCE OF BONDS OR BY A FEDERAL LOAN, SUCH AS THOSE GRANTS FOR ACCELERATED PUBLIC WORKS PROJECTS. MOST OF THE REMAINING COSTS INVOLVED IN ANNEXATION ARE CHARGED AGAINST THE TOWN'S GENERAL FUND. FOR THESE REASONS, THE FOLLOWING COMPARISON WILL LIST WATER AND SEWER PROJECTS SEPARATELY.

TABLE VII
COST - REVENUE
BALANCE SHEET

STUDY AREAS -	1	2	3	4
WATER AND SEWER:				
CAPITAL COSTS	\$ 487,980	\$240,455	\$ 79,190	\$ 551,080
ANNUAL COSTS	551,382	270,298	81,497	455,877
	<u>\$1,039,362</u>	<u>\$510,753</u>	<u>\$160,687</u>	<u>\$1,006,957</u>
RENTS AND SURCHARGES	810,065	325,779	119,235	688,107
BALANCE - AMOUNT OF BOND ISSUE	229,297	184,974	41,452	318,850
INTEREST ON BONDS	16,922	13,651	3,059	23,531
20-YEAR BALANCE	-\$ 246,219	-\$198,625	-\$ 44,511	-\$ 342,381
STREETS, FIRE & POLICE, SANITATION:				
COSTS	\$ 681,866	\$266,230	\$ 80,547	\$ 583,845
REVENUE*	552,690	247,488	75,353	460,228
20-YEAR BALANCE	-\$ 129,176	-\$ 18,742	-\$ 5,194	-\$ 123,617
TOTAL 20-YEAR DEFICIT	\$ 375,395	\$217,367	\$ 49,705	\$ 465,998
ANNUAL DEFICIT PER DEVELOPED ACRE	\$29	\$35	\$19	\$36

*EXCLUDING SUPPLEMENTARY SCHOOL TAX

TABLE VIII



CAPITAL COSTS

WATER DISTRIBUTION

IT WAS ASSUMED IN THE CASE OF AREAS 1 AND 2 THAT THE MULBERRY-FAIRPLAINS WATER COMPANY WOULD BEGIN OPERATION WITHIN THE NEXT FEW YEARS; THEREFORE, THIS COST WAS SIMPLY THE PROPORTION OF THE REPORTED COST OF THE PROPOSED FACILITIES WHICH WOULD BE NEEDED IN THESE AREAS. THE COST IN EACH CASE WAS APPORTIONED ON A USER BASIS, BOTH DWELLING UNITS AND "INTERMEDIATE USERS".

FOR AREAS 3 AND 4, IT WAS NECESSARY TO "ROUGH OUT" NEARLY COMPLETE RETICULATION SYSTEMS FOR WATER DISTRIBUTION, BUT ALLOWING ONLY FOR THE BASIC ESSENTIALS - 6" AND 8" MAINS, GATE VALVES, AND HYDRANTS. DUE TO THE UNAVAILABILITY OF ADEQUATE MAPPING IN THE STUDY AREAS, THESE SYSTEMS WERE DESIGNED FROM AN IMPERFECT KNOWLEDGE OF THE TERRAIN. IT COULD NOT BE DETERMINED WHETHER ANOTHER STORAGE RESERVOIR WOULD BE NEEDED IN AREA 3; AT ANY RATE, IT WOULD BE NEEDED FOR THE HIGHLAND PARK AND CEDAR HILLS SUBDIVISION FIRST, THUS ONE WAS NOT PLANNED SPECIFICALLY FOR AREA 3. ON THE OTHER HAND, PRESSURE REQUIREMENTS WILL PROBABLY DICTATE THE NEED FOR A STORAGE RESERVOIR IN AREA 4, AND ONE WAS ALLOWED FOR HERE.

SANITARY SEWERS

THE NEED FOR ACCURATE TOPOGRAPHICAL MAPS IS EVEN MORE IMPORTANT IN THE DESIGN OF SEWAGE COLLECTION SYSTEMS THAN FOR WATER DISTRIBUTION, SO HERE AGAIN THE FACILITIES DESIGNED COULD ONLY BE APPROXIMATED. THE FOUR FRINGE AREAS WERE TREATED EQUALLY FOR THE EXTENT OF FACILITIES PLANNED; THEREFORE, NO COST WAS LEVIED AGAINST A FRINGE AREA IN CASES WHERE LARGER SEWERS WOULD BE REQUIRED INSIDE THE TOWN TO FACILITATE THE FLOW OF ADDITIONAL SEWAGE. LINES WERE PLACED MERELY AS EXTENSIONS OF EXISTING ONES.

EIGHT-INCH LINES WERE USED AS A STANDARD; MANHOLES WERE ALSO PLANNED. THE ONLY PUMPING STATION WHICH COULD BE FORESEEN WAS IN AREA 2, WHERE ONE

WILL DEFINITELY BE NEEDED IF SERVICE IS PROVIDED ALONG THE ENTIRE EXTENT OF ROUTE 268 TO MULBERRY CREEK. THIS ACCOUNTS FOR THE PROPORTIONATELY HIGH PRICE FOR CAPITAL OUTLAY ASSIGNED TO THIS AREA. AS DISCUSSED IN THE COMMUNITY FACILITIES ANALYSIS (CHAPTER 4), IF A CONSIDERABLE NUMBER OF DWELLING UNITS AND BUSINESSES WERE ADDED TO THE TOWN'S SEWER COVERAGE, IT WOULD BE EVEN MORE IMPORTANT TO ADD SECONDARY TREATMENT FACILITIES AT THE WASTE TREATMENT PLANT. THE COST OF THIS ADDITION WAS NOT INCLUDED IN THE TABLES.

STREETS

SINCE IT IS CONSIDERABLY MORE EXPENSIVE IN THE LONG-RUN TO MAINTAIN UNPAVED ROADS, IT WAS ASSUMED, ALTHOUGH PERHAPS TOO IDEALLY, THAT NEARLY ALL OF THE EXISTING ROADS AND STREETS IN THE STUDY AREAS WOULD BE PAVED OVER THE 20-YEAR PLANNING PERIOD. THE PROPOSED BY-PASS NORTH OF THE TOWN WAS, OF COURSE, ACCOUNTED FOR AS A NEW STATE ROUTE; OTHERWISE, THERE WERE NO COMPLETELY NEW THOROUGHFARES NOR CITY STREETS PLANNED. LIKEWISE, NO SIDEWALKS OR CURB-AND-GUTTER PAVING WAS ASSESSED IN THE TOTAL COST, ALTHOUGH THE COST OF UNIFORM STREET SIGNS WAS INCLUDED FOR EACH INTERSECTION.

FIRE PROTECTION

A SUGGESTED PLAN FOR FUTURE FIRE COVERAGE IN NORTH WILKESBORO WAS OFFERED IN CHAPTER 4. THESE NEW FACILITIES WERE CONSIDERED NECESSARY TO MAINTAIN THE STATUS QUO OF A CLASS 7 FIRE INSURANCE RATING, IN THE EVENT ALL THE STUDY AREAS WERE TO BE ANNEXED. THE COST OF THE NEW STATION AND EQUIPMENT NORTH OF THE TOWN WAS ESTIMATED AT \$45,000, WHICH WAS DISTRIBUTED ON A "STRUCTURE COVERED"-TYPE BASIS BETWEEN STUDY AREAS 1, 2, AND THE INDUSTRIAL PARK ALREADY INSIDE THE TOWN.

THE CRICKET STATION AND EQUIPMENT WAS VALUED AT AROUND \$22,000 AND ASSESSED AGAINST STUDY AREA 4. NO ASSESSMENT WAS MADE AGAINST AREA 3 FOR EXTENSION OF COVERAGE FROM THE EXISTING FIRE STATION.

POLICE PROTECTION

THE ONLY CAPITAL INVESTED IS FOR ONE ADDITIONAL PATROL CAR, WHICH WILL BE NECESSARY TO EXTEND ADEQUATE LAW ENFORCEMENT INTO THE OUTLYING AREAS. THE COST OF THIS VEHICLE WAS DISTRIBUTED POPULATION-WISE AMONG THE FOUR AREAS. ALTHOUGH THE POLICE STATION IN THE TOWN HALL IS CONSIDERED INADEQUATE FOR FUTURE NEEDS OF THE TOWN OF NORTH WILKESBORO, IT WOULD BE SO REGARDLESS OF ANY ANNEXATION ACTIVITY, THUS THIS ITEM WAS NOT INCLUDED IN THE CALCULATIONS.

ANNUAL COSTS

THE TOTALS SHOWN IN TABLE V ARE TABULATED FOR THE 20-YEAR PLANNING PERIOD, IN ORDER TO COINCIDE WITH THE DESIRABLE PERIOD OF TIME FOR COMPUTING BOND ISSUES AND TOTAL REVENUE.

WATER AND SEWER

THESE TOTALS WERE DERIVED FROM THE ANNUAL BUDGET OF THE TOWN, FIGURING THE COST PER USER (HOUSEHOLD AND BUSINESS) AND APPLYING THIS TO THE NUMBER OF POTENTIAL USERS ON EACH AREA. AGAIN, THE SEWAGE LIFT STATION IN AREA 2 HAD TO BE INCLUDED FOR MAINTENANCE COSTS.

STREETS

MAINTENANCE OF ALL STREETS WAS CONSIDERED ON THE CONDITION OF A GRADUAL PROGRESSION, WHEREAS AT THE END OF 20 YEARS ALL THE STREETS IN EACH AREA WOULD BE PAVED. NO ATTEMPT WAS MADE TO ESTIMATE THE AMOUNT OF ALREADY-PAVED ROADWAY WHICH MIGHT NEED TO BE RESEALED. LIGHTING COST WAS FIGURED FOR A TYPICALLY LOW-DENSITY RESIDENTIAL AREA, WITH 2500 LUMEN LAMPS SPACED EVERY 600 FEET AND RATES IDENTICAL WITH DUKE POWER STANDARDS. IT IS ESTIMATED THAT THESE NEW FACILITIES WOULD INCREASE THE TOWN'S MONTHLY BILL BY ONE-THIRD, IF ALL AREAS WERE ANNEXED.

FIRE, POLICE, AND SANITATION

THESE CHANGES WERE MADE FOR THE ADDITIONAL PERSONNEL THAT WOULD BE REQUIRED BY EACH DEPARTMENT IN ORDER TO MAINTAIN THE PRESENT LEVEL OF SERVICE. COSTS WERE PROPORTIONED ON A POPULATION BASIS.

INTEREST ON BONDS (TABLE VII)

THE AMOUNT OF BONDS ISSUED FOR WATER AND SEWER EXTENSIONS IN EACH AREA WAS CALCULATED TO BE THAT PART OF THE CAPITAL COST WHICH COULD NOT BE PAID FROM THE 20-YEAR SURPLUS IN THE WATER AND SEWER FUNDS. INTEREST WAS FIGURED FROM A STANDARD AMMORTIZATION TABLE USING 4% AS THE RATE OVER A 20-YEAR TERM. NO INTEREST WAS COMPUTED ON ANY CAPITAL IMPROVEMENTS OTHER THAN THESE.

REVENUE

PROPERTY TAXES

THE TOTALS SHOWN FOR REAL PROPERTY, AS WELL AS THE VALUATIONS GIVEN FOR EACH AREA IN TABLE IX, ARE PROBABLY THE MOST EXACT OF ANY FIGURES GIVEN. REAL PROPERTY TAXES ARE MERELY THE SUMMATION OF THE 20-YEAR TAX BILLS THAT ALL KNOWN PROPERTY OWNERS WOULD PAY, BASED ON THE 1960 VALUATION OF EACH TRACT OF LAND ON RECORD AT THE WILKES COUNTY TAX SUPERVISOR'S OFFICE. AN ATTEMPT WAS MADE TO TABULATE THE VALUE OF EACH TRACT OF LAND IN THE FOUR STUDY AREAS. IT SHOULD BE MENTIONED, HOWEVER, THAT SIZEABLE PORTIONS OF THE "BOTTOM LAND" ALONG THE RIVER IN AREAS 2, 3, AND 4 COULD BE CONSIDERED AS HAVING A GREATER POTENTIAL VALUE THAN WAS ALLOWED FOR THEM DUE TO THE ALLEVIATION OF THE FLOOD PLAIN PROBLEM BY THE RECENTLY-BUILT W. KERR SCOTT DAM AND RESERVOIR. IN ADDITION, THE LARGE TRACTS NORTH OF THE PROPOSED BY-PASS WILL UNDOUBTEDLY INCREASE IN VALUE WHEN THIS PROJECT IS COMPLETED.

THE PERSONAL PROPERTY TAX TOTALS WERE THE RESULT OF PROJECTING THE PERCENTAGE OF PERSONAL PROPERTY TO REAL PROPERTY FOR THE ENTIRE TOWNSHIP OF

NORTH WILKESBORO OVER 20 YEARS. IT WAS DETERMINED FROM PAST TRENDS THAT THIS PERCENTAGE WOULD AVERAGE 25% FOR THIS PERIOD.

POWELL BILL FUNDS

THESE ARE STATE-SHARED ANNUAL REVENUES WHICH ARE PAID BACK TO MUNICIPALITIES ON TWO BASES: (1) \$1.89 PER CAPITA BASED ON THE LATEST DECENTNIAL CENSUS, AND (2) \$450 PER MILE FOR EACH MILE OF NON-STATE-MAINTAINED STREET WITHIN THE CORPORATE BOUNDARIES. ESTIMATED POPULATIONS FOR EACH AREA WERE COMPUTED AS 3.6 PERSONS PER DWELLING UNIT (ACTUAL COUNTS BEING MADE OF DU'S). THIS FIGURE WAS DERIVED AS A "MEDIAN" BETWEEN THE TOWN'S FIGURE AND THAT FOR THE REST OF WILKES COUNTY.

PRIVILEDGE LICENSES

REVENUES FROM THIS SOURCE WERE TAKEN FROM A COUNT OF THOSE ESTABLISHMENTS AND OCCUPATIONS FOUND IN EACH AREA AND LISTED IN THE "LICENSE SCHEDULE" OF THE TOWN'S PRIVILEDGE TAX ORDINANCE.

TABLE IX
PROPERTY VALUATION

STUDY AREA	REAL PROPERTY	PERSONAL PROPERTY
1	\$2,851,651	\$ 712,913
2	1,266,015	316,504
3	350,683	87,671
4	2,352,745	588,186
TOTAL VALUE	\$6,821,094	\$1,705,274

WATER AND SEWER CHARGES

THE CONSUMPTION RATE PER CAPITA WAS CALCULATED FROM AVAILABLE DATA ON THE TOWN'S WATER DISTRIBUTION SYSTEM, AND FROM THIS AN AVERAGE RESIDENTIAL AND "INTERMEDIATE USER" BI-MONTHLY WATER BILL WAS FOUND USING THE EXISTING TOWN ORDINANCE ON RATES. THE SEWER RENTS WERE MERELY 50% OF THE TOTAL WATER BILL. TAP-ON FEES FOR BOTH WATER AND SEWER WERE FIGURED AS A THEORETICAL PROFIT TO THE TOWN--THUS A SMALL SOURCE OF REVENUE.

CHAPTER 6

GENERAL STATUTE REQUIREMENTS

UNDER NORTH CAROLINA LAW, THERE ARE TWO WAYS THAT FRINGE TERRITORY MAY BE ANNEXED BY A TOWN OR CITY. THE OLDER AND SIMPLER OF THE TWO METHODS IS BY PETITION, WHERE ALL THE AFFECTED PROPERTY OWNERS MUST SIGNIFY THAT THEY DESIRE ANNEXATION OF THEIR PROPERTY. THE NEWER METHOD IS A SORT OF CONSCRIPTIVE DEVICE, WHEREBY TOWNS OF LESS THAN 5,000 PERSONS MAY ANNEX TERRITORY UNDER GS CHAPTER 160, ARTICLE 36, BY VOTE OF THE TOWN'S GOVERNING BOARD, AND UNDER AGREEMENT TO PROVIDE WATER, SEWER AND OTHER IMPROVEMENTS IN THE NEW SECTION.

THE MOST PERTINENT PROVISIONS OF THIS 1959 GENERAL ASSEMBLY ENACTMENT WILL BE PRESENTED HERE:

G.S. 160-453.1. DECLARATION OF POLICY. IT IS HEREBY DECLARED AS A MATTER OF STATE POLICY:

- (a) THAT SOUND URBAN DEVELOPMENT IS ESSENTIAL TO THE CONTINUED ECONOMIC DEVELOPMENT OF NORTH CAROLINA;
- (b) THAT MUNICIPALITIES ARE CREATED TO PROVIDE THE GOVERNMENTAL SERVICES ESSENTIAL FOR SOUND URBAN DEVELOPMENT AND FOR THE PROTECTION OF HEALTH, SAFETY AND WELFARE IN AREAS BEING INTENSIVELY USED FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND GOVERNMENT PURPOSES OR IN AREAS UNDERGOING SUCH DEVELOPMENT;
- (c) THAT MUNICIPAL BOUNDARIES SHOULD BE EXTENDED, IN ACCORDANCE WITH LEGISLATIVE STANDARDS APPLICABLE THROUGHOUT THE STATE, TO INCLUDE SUCH AREAS AND TO PROVIDE THE HIGH QUALITY OF GOVERNMENTAL SERVICES NEEDED THEREIN FOR THE PUBLIC HEALTH, SAFETY, AND WELFARE; AND
- (d) THAT NEW URBAN DEVELOPMENT IN AND AROUND MUNICIPALITIES HAVING A POPULATION OF LESS THAN 5,000 PERSONS TENDS TO BE CONCENTRATED CLOSE TO THE MUNICIPAL BOUNDARY RATHER THAN BEING SCATTERED AND DISPERSED AS IN THE VICINITY OF LARGER MUNICIPALITIES, SO THAT THE LEGISLATIVE STANDARDS GOVERNING ANNEXATION BY SMALLER MUNICIPALITIES CAN BE SIMPLER THAN THOSE FOR LARGE MUNICIPALITIES AND STILL ATTAIN THE OBJECTIVES SET FORTH IN THIS SECTION;
- (e) THAT AREAS ANNEXED TO MUNICIPALITIES IN ACCORDANCE WITH SUCH UNIFORM LEGISLATIVE STANDARDS SHOULD RECEIVE THE SERVICES PROVIDED BY THE ANNEXING MUNICIPALITY AS SOON AS POSSIBLE FOLLOWING ANNEXATION.

G.S. 160-453.3. PREREQUISITES TO ANNEXATION: ABILITY TO SERVE.

A MUNICIPALITY EXERCISING AUTHORITY UNDER THIS ACT SHALL MAKE PLANS FOR THE EXTENSION OF SERVICES TO THE AREA PROPOSED TO BE ANNEXED AND SHALL, PRIOR TO THE PUBLIC HEARING PROVIDED FOR IN SECTION 5 OF THIS ACT, PREPARE A REPORT SETTING FORTH SUCH PLANS TO PROVIDE SERVICES TO SUCH AREA. THE REPORT SHALL INCLUDE:

(a) A MAP OR MAPS OF THE MUNICIPALITY AND ADJACENT TERRITORY TO SHOW THE FOLLOWING INFORMATION:

- (1) THE PRESENT AND PROPOSED BOUNDARIES OF THE MUNICIPALITY.
- (2) THE PROPOSED EXTENSIONS OF WATER MAINS AND SEWER OUTFALLS TO SERVE THE ANNEXED AREA, IF SUCH UTILITIES ARE OPERATED BY THE MUNICIPALITY.

(b) A STATEMENT SHOWING THAT THE AREA TO BE ANNEXED MEETS THE REQUIREMENTS OF SECTION 4 OF THIS ACT.

(c) A STATEMENT SETTING FORTH THE PLANS OF THE MUNICIPALITY FOR EXTENDING TO THE AREA TO BE ANNEXED EACH MAJOR SERVICE PERFORMED WITHIN THE MUNICIPALITY AT THE TIME OF ANNEXATION. SPECIFICALLY, SUCH PLANS SHALL INCLUDE:

- (1) PROVIDE FOR EXTENDING POLICE PROTECTION, FIRE PROTECTION, GARBAGE COLLECTION AND STREET MAINTENANCE SERVICES TO THE AREA TO BE ANNEXED ON THE DATE OF ANNEXATION ON SUBSTANTIALLY THE SAME BASIS AND IN THE SAME MANNER AS SUCH SERVICES ARE PROVIDED WITHIN THE REST OF THE MUNICIPALITY PRIOR TO ANNEXATION. IF A WATER DISTRIBUTION SYSTEM IS NOT AVAILABLE IN THE AREA TO BE ANNEXED, THE PLANS MUST CALL FOR REASONABLY EFFECTIVE FIRE PROTECTION SERVICES UNTIL SUCH TIME AS WATER LINES ARE MADE AVAILABLE IN SUCH AREA UNDER EXISTING MUNICIPAL POLICIES FOR THE EXTENSION OF WATER LINES.
- (2) PROVIDE FOR EXTENSION OF WATER MAINS AND SEWER LINES INTO THE AREA TO BE ANNEXED SO THAT PROPERTY OWNERS IN THE AREA TO BE ANNEXED WILL BE ABLE TO SECURE PUBLIC WATER AND SEWER SERVICE ACCORDING TO THE POLICIES IN EFFECT IN SUCH MUNICIPALITY FOR EXTENDING WATER AND SEWER LINES TO INDIVIDUAL LOTS OR SUBDIVISIONS. IF THE MUNICIPALITY MUST, AT ITS OWN EXPENSE, EXTEND WATER AND/OR SEWER MAINS INTO THE AREA TO BE ANNEXED BEFORE PROPERTY OWNERS IN THE AREA CAN, ACCORDING TO MUNICIPAL POLICIES, MAKE SUCH CONNECTION TO SUCH LINES, THEN THE PLANS MUST CALL FOR CONTRACTS TO BE LET AND CONSTRUCTION TO BEGIN ON SUCH LINES WITHIN ONE YEAR FOLLOWING THE EFFECTIVE DATE OF ANNEXATION.
- (3) SET FORTH THE METHOD UNDER WHICH THE MUNICIPALITY PLANS TO FINANCE EXTENSION OF SERVICES INTO THE AREA TO BE ANNEXED.

G.S. 160-453.4. CHARACTER OF AREA TO BE ANNEXED. (a) A MUNICIPAL GOVERNING BOARD MAY EXTEND THE MUNICIPAL CORPORATE LIMITS TO INCLUDE ANY AREA WHICH MEETS THE GENERAL STANDARDS OF SUBSECTION (b), AND WHICH MEETS THE REQUIREMENTS OF SUBSECTION (c).

(b) THE TOTAL AREA TO BE ANNEXED MUST MEET THE FOLLOWING STANDARDS:

- (1) IT MUST BE ADJACENT OR CONTIGUOUS TO THE MUNICIPALITY'S BOUNDARIES AT THE TIME THE ANNEXATION PROCEEDING IS BEGUN.
- (2) AT LEAST ONE-EIGHTH OF THE AGGREGATE EXTERNAL BOUNDARIES OF THE AREA MUST COINCIDE WITH THE MUNICIPAL BOUNDARY.
- (3) NO PART OF THE AREA SHALL BE INCLUDED WITHIN THE BOUNDARY OF ANOTHER INCORPORATED MUNICIPALITY.

(c) THE AREA TO BE ANNEXED MUST BE DEVELOPED FOR URBAN PURPOSES. AN AREA DEVELOPED FOR URBAN PURPOSES IS DEFINED AS ANY AREA WHICH IS SO DEVELOPED THAT AT LEAST SIXTY PER CENT (60%) OF THE TOTAL NUMBER OF LOTS AND TRACTS IN THE AREA AT THE TIME OF ANNEXATION ARE USED FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR GOVERNMENTAL PURPOSES, AND IS SUBDIVIDED INTO LOTS AND TRACTS SUCH THAT AT LEAST SIXTY PER CENT (60%) OF THE TOTAL ACREAGE, NOT COUNTING THE ACREAGE USED AT THE TIME OF ANNEXATION FOR COMMERCIAL, INDUSTRIAL, GOVERNMENTAL, OR INSTITUTIONAL PURPOSES, CONSISTS OF LOTS AND TRACTS FIVE ACRES OR LESS IN SIZE.

(d) IN FIXING NEW MUNICIPAL BOUNDARIES, A MUNICIPAL GOVERNING BOARD SHALL, WHEREVER PRACTICAL, USE NATURAL TOPOGRAPHIC FEATURES SUCH AS RIDGE LINES AND STREAMS AND CREEKS AS BOUNDARIES, AND IF A STREET IS USED AS A BOUNDARY, INCLUDE WITHIN THE MUNICIPALITY DEVELOPED LAND ON BOTH SIDES OF THE STREET.

G.S. 160-453.5. PROCEDURE FOR ANNEXATION. (a) NOTICE OF INTENT. ANY MUNICIPAL GOVERNING BOARD DESIRING TO ANNEX TERRITORY UNDER THE PROVISIONS OF THIS ACT SHALL FIRST PASS A RESOLUTION STATING THE INTENT OF THE MUNICIPALITY TO CONSIDER ANNEXATION. SUCH RESOLUTION SHALL DESCRIBE THE BOUNDARIES OF THE AREA UNDER CONSIDERATION AND FIX A DATE FOR A PUBLIC HEARING TO BE NOT LESS THAN THIRTY DAYS AND NOT MORE THAN SIXTY DAYS FOLLOWING PASSAGE OF THE RESOLUTION.

(b) NOTICE OF PUBLIC HEARING. THE NOTICE OF PUBLIC HEARING SHALL:

- (1) FIX THE DATE, HOUR AND PLACE OF THE PUBLIC HEARING
- (2) DESCRIBE CLEARLY THE BOUNDARIES OF THE AREA UNDER CONSIDERATION.
- (3) STATE THAT THE REPORT REQUIRED IN SECTION 3 OF THIS ACT WILL BE AVAILABLE AT THE OFFICE OF THE MUNICIPAL CLERK AT LEAST FOURTEEN DAYS PRIOR TO THE DATE OF THE PUBLIC HEARING. SUCH NOTICE SHALL BE GIVEN BY PUBLICATION IN A NEWSPAPER HAVING GENERAL CIRCULATION IN THE

MUNICIPALITY ONCE A WEEK FOR AT LEAST FOUR SUCCESSIVE WEEKS PRIOR TO THE DATE OF THE HEARING.

(c) ACTION PRIOR TO HEARING. AT LEAST FOURTEEN DAYS BEFORE THE DATE OF THE PUBLIC HEARING, THE GOVERNING BOARD SHALL APPROVE THE REPORT PROVIDED FOR IN SECTION 3 OF THIS ACT, AND SHALL MAKE IT AVAILABLE TO THE PUBLIC AT THE OFFICE OF THE MUNICIPAL CLERK. IN ADDITION, THE MUNICIPALITY MAY PREPARE A SUMMARY OF THE FULL REPORT FOR PUBLIC DISTRIBUTION.

(d) PUBLIC HEARING. AT THE PUBLIC HEARING A REPRESENTATIVE OF THE MUNICIPALITY SHALL FIRST MAKE AN EXPLANATION OF THE REPORT REQUIRED IN SECTION 3 OF THIS ACT. FOLLOWING SUCH EXPLANATION, ALL PERSONS RESIDENT OR OWNING PROPERTY IN THE TERRITORY DESCRIBED IN THE NOTICE OF PUBLIC HEARING, AND ALL RESIDENTS OF THE MUNICIPALITY, SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD.

(e) PASSAGE OF THE ANNEXATION ORDINANCE. THE MUNICIPAL GOVERNING BOARD SHALL TAKE INTO CONSIDERATION FACTS PRESENTED AT THE PUBLIC HEARING AND SHALL HAVE AUTHORITY TO AMEND THE REPORT REQUIRED BY SECTION 3 OF THIS ACT TO MAKE CHANGES IN THE PLANS FOR SERVING THE AREA PROPOSED TO BE ANNEXED SO LONG AS SUCH CHANGES MEET THE REQUIREMENTS OF SECTION 3. AT ANY REGULAR OR SPECIAL MEETING HELD NO SOONER THAN THE SEVENTH DAY FOLLOWING THE PUBLIC HEARING AND NOT LATER THAN SIXTY DAYS FOLLOWING SUCH PUBLIC HEARING, THE GOVERNING BOARD SHALL HAVE AUTHORITY TO ADOPT AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE MUNICIPALITY TO INCLUDE ALL, OR SUCH PART, OF THE AREAS DESCRIBED IN THE NOTICE OF PUBLIC HEARING WHICH MEETS THE REQUIREMENTS OF SECTION 4 OF THIS ACT AND WHICH THE GOVERNING BOARD HAS CONCLUDED SHOULD BE ANNEXED. THE ORDINANCE SHALL:

- (1) CONTAIN SPECIFIC FINDINGS SHOWING THAT THE AREA TO BE ANNEXED MEETS THE REQUIREMENTS OF SECTION 4 OF THIS ACT. THE EXTERNAL BOUNDARIES OF THE AREA TO BE ANNEXED SHALL BE DESCRIBED BY METES AND BOUNDS. IN SHOWING THE APPLICATION OF SECTION 4 (c) AND 4 (d) TO THE AREA, THE GOVERNING BOARD MAY REFER TO BOUNDARIES SET FORTH ON A MAP OF THE AREA AND INCORPORATE SAME BY REFERENCE AS A PART OF THE ORDINANCE.
- (2) A STATEMENT OF THE INTENT OF THE MUNICIPALITY TO PROVIDE SERVICES TO THE AREA BEING ANNEXED AS SET FORTH IN THE REPORT REQUIRED BY SECTION 3 OF THIS ACT.
- (3) A SPECIFIC FINDING THAT ON THE EFFECTIVE DATE OF ANNEXATION THE MUNICIPALITY WILL HAVE FUNDS APPROPRIATED IN SUFFICIENT AMOUNT TO FINANCE CONSTRUCTION OF ANY WATER AND SEWER LINES FOUND NECESSARY IN THE REPORT REQUIRED BY SECTION 3 TO EXTEND THE BASIC WATER AND/OR SEWER SYSTEM OF THE MUNICIPALITY INTO THE AREA TO BE ANNEXED, OR THAT ON THE EFFECTIVE DATE OF ANNEXATION THE MUNICIPALITY WILL HAVE AUTHORITY TO ISSUE BONDS IN AN AMOUNT SUFFICIENT TO FINANCE SUCH CONSTRUCTION. IF AUTHORITY TO ISSUE SUCH BONDS MUST BE SECURED FROM THE ELECTORATE OF THE MUNICIPALITY PRIOR TO THE EFFECTIVE DATE OF ANNEX-

REVISED STUDY AREAS

ADJUSTED TO ACCOMODATE LEGAL REQUIREMENTS.
(CONFORMS TO G.S. 160-453.4)

North Wilkesboro
North Carolina

NORTH

AREA-4

AREA 4-A

4-A

AREA-1

AREA 1-A

AREA-2

AREA 2-A

AREA

3

WILKESBORO

LEGEND

- MEET LEGAL REQUIREMENTS
- DOES NOT MEET REQUIREMENTS

ATION, THEN THE EFFECTIVE DATE OF ANNEXATION SHALL BE NO EARLIER THAN THE DAY FOLLOWING THE STATEMENT OF THE SUCCESSFUL RESULT OF THE BOND ELECTION.

(4) FIX THE EFFECTIVE DATE OF ANNEXATION. THE EFFECTIVE DATE OF ANNEXATION MAY BE FIXED FOR ANY DATE WITHIN TWELVE MONTHS FROM THE DATE OF PASSAGE OF THIS ORDINANCE.

(F) EFFECT OF ANNEXATION ORDINANCE. FROM AND AFTER THE EFFECTIVE DATE OF THE ANNEXATION ORDINANCE, THE TERRITORY AND ITS CITIZENS AND PROPERTY SHALL BE SUBJECT TO ALL DEBTS, LAWS, ORDINANCES AND REGULATIONS IN FORCE IN SUCH MUNICIPALITY AND SHALL BE ENTITLED TO THE SAME PRIVILEGES AND BENEFITS AS OTHER PARTS OF SUCH MUNICIPALITY. THE NEWLY ANNEXED TERRITORY SHALL BE SUBJECT TO MUNICIPAL TAXES LEVIED FOR THE FISCAL YEAR FOLLOWING THE EFFECTIVE DATE OF ANNEXATION.

(G) SIMULTANEOUS ANNEXATION PROCEEDINGS. IF A MUNICIPALITY IS CONSIDERING THE ANNEXATION OF TWO OR MORE AREAS WHICH ARE ALL ADJACENT TO THE MUNICIPALITY BOUNDARY BUT ARE NOT ADJACENT TO ONE ANOTHER, IT MAY UNDERTAKE SIMULTANEOUS PROCEEDINGS UNDER AUTHORITY OF THIS ACT FOR THE ANNEXATION OF SUCH AREAS.

(H) IF, NOT EARLIER THAN ONE YEAR FROM THE EFFECTIVE DATE OF ANNEXATION, AND NOT LATER THAN FIFTEEN MONTHS FROM THE EFFECTIVE DATE OF ANNEXATION, ANY PERSONS OWNING PROPERTY IN THE ANNEXED TERRITORY SHALL BELIEVE THAT THE MUNICIPALITY HAS NOT FOLLOWED THROUGH ON ITS SERVICE PLANS ADOPTED UNDER THE PROVISIONS OF SECTIONS 3 (C) AND 5 (3), SUCH PERSON MAY APPLY FOR A WRIT OF MANDAMUS UNDER THE PROVISIONS OF ARTICLE 40, CHAPTER 1 OF THE GENERAL STATUTES.

HOW THE AREAS QUALIFY

STUDY AREA 1

AREA 1 QUALIFIES NICELY AS AN ANNEXATION AREA ON THE FIRST TWO COUNTS; I.E., (1) IT IS OBVIOUS THAT MORE THAN 1/8 OF ITS BOUNDARY COINCIDES WITH THE TOWN'S BOUNDARY, AND (2) MORE THAN 60% OF THE TOTAL NUMBER OF LOTS ARE IN "URBAN USE"; HOWEVER, ONLY 47% OF THE ACREAGE "NOT USED FOR COMMERCIAL, INDUSTRIAL, OR INSTITUTIONAL PURPOSES" IS IN LOTS OF 5 ACRES OR LESS (SEE TABLE X).

TO MAKE AREA 1 "WORKABLE", A SUGGESTED SOLUTION IS FOUND ON MAP 10. THE WESTERNMOST PORTION IS SEPARATED FROM THE BULK OF AREA 1 BY A SECTION OF THE UNPAVED ROAD WHICH CONNECTS ROUTE 18 TO ROUTE 16. THE "REVISED" AREA 1 FITS THE LEGAL REQUIREMENTS PERFECTLY (SEE TABLE X).

WITHIN AREA 1-A, AT LEAST ONE LANDOWNER HAS ALREADY DISCUSSED WITH THE TOWN THE POSSIBILITY OF BEING ANNEXED BY PETITION, AND FOR THE 20-YEAR PLANNING PERIOD COVERED IN THIS REPORT, IT IS NOT UNLIKELY THAT THE REST WOULD FOLLOW SUIT, FOLLOWING COMPLETION OF THE PROPOSED BY-PASS THROUGH THIS SECTION. THERE ARE NO MORE THAN A FEW HOUSES WITHIN THIS "PETITION AREA", AND THE TOTAL LAND VALUATION IS ONLY \$127,000, A SMALL PERCENTAGE OF THE REST OF AREA 1. OF COURSE, FOLLOWING COMPLETION OF THE NEW BY-PASS, WHICH IS PLANNED TO JUST SKIRT THE EXISTING TOWN LIMIT, IT IS QUITE LIKELY THAT THIS NEW SECTION WILL BEGIN SUBDIVIDING, THEREBY MAKING THE ENTIRETY OF THE ORIGINAL AREA 1 QUALIFY UNDER THE GENERAL STATUTES. THIS BY-PASS IS A TOP PRIORITY ROAD FOR WILKES COUNTY, AND COULD BE COMPLETED BY 1968.

STUDY AREA 2

THE SAME PROBLEM IS ENCOUNTERED HERE THAT WAS OBSERVED IN AREA 1 -- IN THIS CASE, THE LARGE UNDEVELOPED TRACTS SOUTH OF FLINT HILL ROAD CAUSED THE THIRD CRITERIA TO FALL FAR SHORT OF THE REQUIRED MINIMUM. THE "REMEDY" WAS TO EXCLUDE THIS "DETRIMENTAL" SECTION FROM THE AREA CONSIDERED. BUT HERE, THE TOTAL VALUATION OF THE SUB-AREA 2-A WAS RATHER HIGH, DUE TO THE LOWE'S WAREHOUSES ON RIVER ROAD.

IT SHOULD BE SAID THAT IN THIS CASE, THERE APPEARS TO BE LESS INDUCEMENT FOR THESE TRACTS TO EVER COME INTO THE CORPORATE BODY OF THE TOWN. IN ADDITION, IT MAY BE NECESSARY TO EXCLUDE THE EASTERN EXTREMITY OF THE AREA. THIS PROPERTY INCLUDES CHICK HAVEN FARM, WHICH IS A SIZEABLE PROPORTION OF THE TOTAL VALUATION OF THE ENTIRE AREA 2.

IT HAS BEEN SUGGESTED IN THE FUTURE LAND USE PLAN PUBLISHED BY THE DCP IN DECEMBER, 1962, THAT THERE WILL BE A NEED FOR AN ENTIRELY NEW ROAD THROUGH THE EASTERN SIDE OF AREA 2-A, BUT THE PROSPECTS OF THIS BEING REALIZED ARE TOO FAR INTO THE FUTURE TO EVEN CONSIDER THE POSSIBLE EFFECT.

STUDY AREA 3

THE BEST APPROACH TO THE FUTURE ANNEXATION OF THIS FRINGE AREA WOULD BE TO LEAVE IT TO PETITION PROCEDURES. FROM MAP 1 IT CAN BE DETERMINED THAT THE TERRITORY SOUTH OF THE RIVER IS ONE OF TWO SECTIONS WHERE COMPARATIVELY VIGOROUS ANNEXATION ACTIVITY HAS RECENTLY OCCURRED, AND THAT THIS PARTICULAR STUDY AREA HAS MORE "POTENTIAL PER ACRE" THAN ANY OF THE OTHERS. AT THE PRESENT TIME AN EXTENSION OF THE CEDAR HILLS SUBDIVISION IS DEVELOPING AND FURTHER SUBDIVIDING COULD TAKE PLACE.

STUDY AREA 4

THE SAME APPROACH COULD BE TAKEN HERE THAT WAS FOLLOWED IN AREAS 1 AND 2. IF THE LARGE OPEN TRACTS SOUTH OF HIGHWAY 421 WERE EXCLUDED FROM THE ANNEXATION PROCEDURE UNDER THE GENERAL STATUTES, THE RESULTING AREA 4 WOULD QUALIFY PERFECTLY. THEN TOO, IF THE BOTTOM LAND IN AREA 4-A WERE TO EXPERIENCE ANY INDUSTRIAL EXPANSION, IT WOULD LIKELY PETITION TO GAIN URBAN SERVICES.

AT THIS POINT, IT SHOULD BE EMPHASIZED AGAIN THAT THESE "SOLUTIONS" ARE ONLY SUGGESTIONS; THEY ARE MADE TO INTRODUCE VARIOUS WORKABLE AREAS WHICH WOULD SATISFY THE LEGAL REQUIREMENTS, IN THE EVENT THE TOWN SHOULD DESIRE TO ANNEX THEM IN THE FUTURE.

TABLE X
LEGAL REQUIREMENTS

STUDY AREA	PER CENT OF CONTIGUITY	% OF TOTAL NUMBER OF LOTS IN URBAN USE	% OF TOTAL RESIDENTIAL & UNDEVELOPED ACREAGE IN LOTS OF 5 ACRES OR LESS
1	39.1	71.5	47.4
2	36.6	61.3	23.3
3	36.1	76.6	25.7
4	22.5	82.1	46.9
AFTER ADJUSTMENT:			
1	37.7	75.1	62.0
2	36.6	61.4	63.5
3	36.1	76.6	25.7
4	16.1	83.4	60.7

CHAPTER 7

CONCLUSIONS AND RECOMMENDATIONS

AT THE OUTSET OF THIS STUDY IT WAS STATED THAT THE PRIMARY OBJECTIVE WAS TO ESTABLISH A COMPREHENSIVE ANNEXATION PLAN FOR THE TOWN OF NORTH WILKESBORO, INCLUDING THE FRINGE AREAS CONTIGUOUS TO THE CORPORATE BODY. FROM THE COST-REVENUE ANALYSIS IN CHAPTER 5, A STRAIGHT-FORWARD PROCEDURE COULD BE DERIVED, BUT IT MUST BE REMEMBERED THAT ANY ANNEXATION ACTIVITY MUST ALWAYS INCLUDE A MUTUAL UNDERSTANDING ON THE PART OF THE RESIDENTS INVOLVED AND THE TOWN. THIS IS WHERE THE "INTANGIBLE FACTORS" BECOME INVOLVED, AND THE NEED FOR EDUCATING AN AREA'S RESIDENTS ON THE PROS AND CONS OF ANNEXATION IS ONE INTANGIBLE WHICH CAN LEAD TO VERY CONCRETE RESULTS. THEREFORE, THE FIRST STEP TAKEN BEFORE ANY EXPANSIONARY MOVE IS MADE SHOULD BE TO ARRANGE SOME TYPE OF PUBLIC MEETING TO INFORM ALL PERSONS INVOLVED OR INTERESTED OF THE CONTENT OF THIS REPORT AND OF THE TOWN'S FUTURE PLANS. MANY EFFORTS TOWARD ANNEXATION IN TOWNS THROUGHOUT THE COUNTRY ARE DEFEATED SIMPLY BECAUSE THE BENEFITS ARE NOT PROPERLY EXPLAINED.

AN OBJECTIVE APPRAISAL MUST BE MADE, HOWEVER, AND THE PRACTICALITY OF ANNEXING EACH AREA MUST BE MADE ON THE BASIS OF ...

1. SATISFYING THE REQUIREMENTS OF THE GENERAL STATUTES,
2. FINDING THE BEST BALANCE BETWEEN THE TOTAL COST AND TOTAL REVENUE WHICH WILL ACCRUE IN EACH AREA, AND
3. EXAMINING THE POTENTIAL FOR FUTURE GROWTH AND ADDITIONAL REVENUE SOURCES.

ANY CONCLUSIONS THAT ARE SPECIFICALLY STATED IN THIS REPORT OR THAT MAY BE INFERRED FROM IT SHOULD BE THOUGHT OF AS BEING DERIVED FROM THE PREVAILING CONDITIONS; ANY MATERIAL CHANGES THAT OCCUR IN THE STUDY AREAS OR IN THE TOWN ITSELF COULD AFFECT THESE CONCLUSIONS EITHER WAY. SUCH "CHANGES" MIGHT INCLUDE

THE LIQUIDATION OF THE TOWN'S BONDED INDEBTEDNESS, ADDITION OF A LARGE SUB-DIVISION OR AN INDUSTRIAL PLANT IN ONE OF THE STUDY AREAS, OR A DRAMATIC INCREASE IN THE ASSESSED VALUATION OF LARGE TRACTS OF LAND.

PRIORITY SCHEDULE

ALTHOUGH IT IS OBVIOUS THAT ALMOST ANY ACTIVITY WILL BE AT BEST A SLIGHT FINANCIAL BURDEN ON THE TOWN, IT IS RECOMMENDED THAT THE FOLLOWING STEPS BE CONSIDERED TO EXPAND THE CORPORATE BOUNDARIES OF NORTH WILKESBORO, IN THE ORDER SPECIFIED:

(STAGE 1, 1965-1970)--

- (1) THE ENTIRETY OF AREA 3 SHOULD BE INCORPORATED INTO THE TOWN - BY PETITION PROCEDURE OF THE LANDOWNERS IN THE AREA IF POSSIBLE.
- (2) THE NORTHERN SECTION OF AREA 2 (SEE MAP 10) SHOULD BE ANNEXED THROUGH THE AUTHORITY OF GS CHAPTER 160, ARTICLE 36.
- (3) FOLLOWING COMPLETION OF THE NORTHERN BY-PASS AROUND THE TOWN, THOSE PROPERTY OWNERS IN AREA 1-A (SEE MAP 10) WHO REQUEST ADMISSION WITHIN THE CORPORATE LIMITS SHOULD BE INCLUDED.

(STAGE 2, 1970-1980)--

- (4) THE SOUTHERN PART OF AREA 2 COULD BE ADMITTED AND VERY NICELY "SMOOTH OUT" THE EASTERN BOUNDARY OF THE TOWN.
- (5) IF THE ANNEXATION PROGRAM IS RUNNING SMOOTHLY NEAR THE END OF THIS ANNEXATION STAGE, IT IS SUGGESTED THAT ONE BOLD STROKE BE MADE TO ANNEX AREA 1. THE DECISION TO MAKE SUCH A MOVE SHOULD BE EXAMINED FROM "ALL THE ANGLES" AND APPROACHED WITH CAUTION, BECAUSE HEAVY SUBSIDIZATION WILL HAVE ALREADY BEEN MADE IN THE CASE OF AREA 2, AND A TREMENDOUS BURDEN WILL FALL ON THE TOWN IF AREA 1 IS ANNEXED.

ANNEXATION PRIORITIES

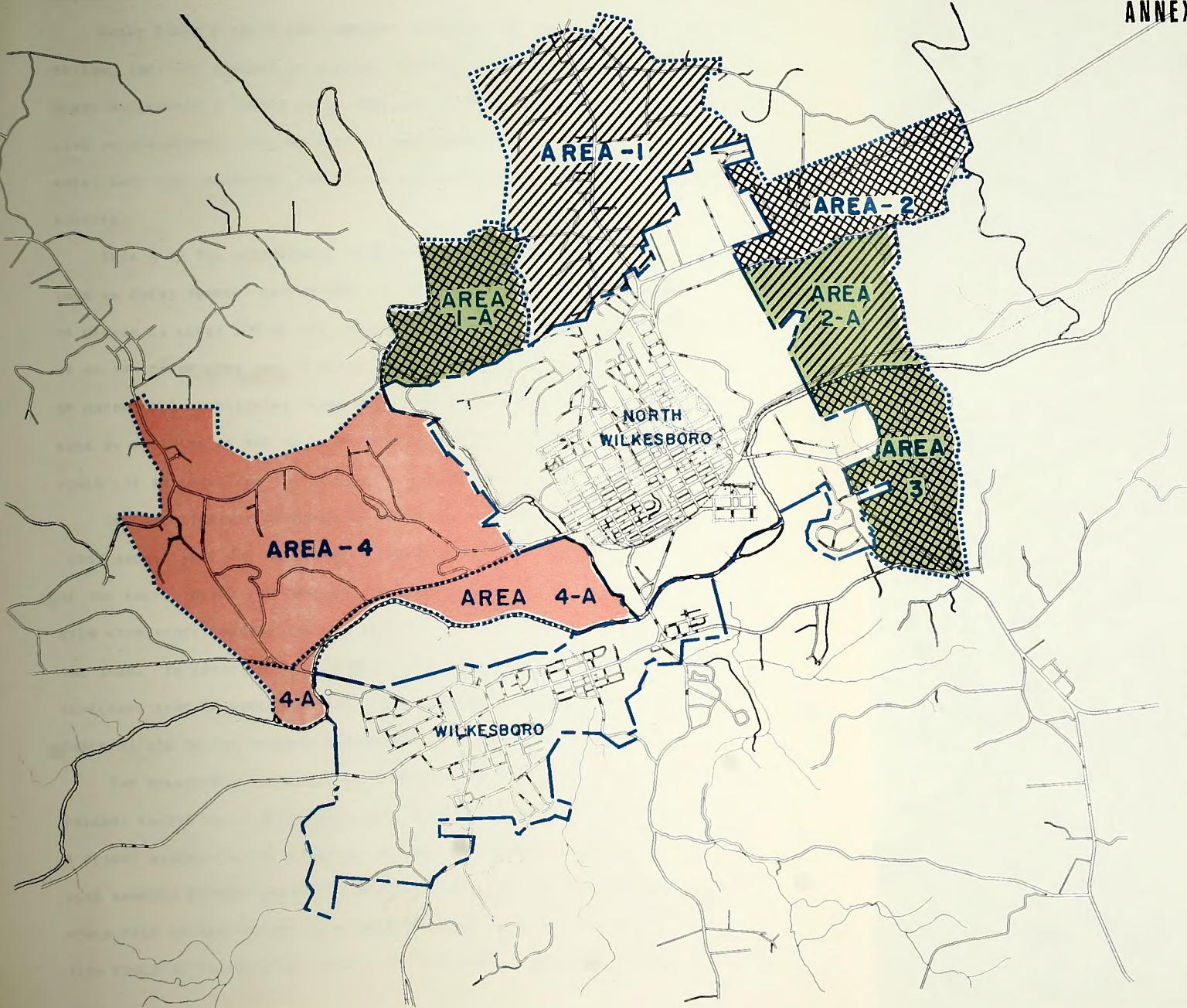
North Wilkesboro
North Carolina



NORTH

LEGEND

- 1965 - 1970
- 1970 - 1980
- BY PETITION
- NOT RECOMMENDED FOR ANNEXATION



MAP-II

RATIONALE

WHILE AREAS 2 AND 3 ARE SOMEWHAT DIFFERENT IN CHARACTER AND LAND UTILIZATION, THEY ARE SIMILAR IN SEVERAL RESPECTS--COMPARED WITH THE REMAINDER OF NORTH WILKESBORO'S FRINGE AREA, THEY HAVE A SMALLER PERCENTAGE OF DEVELOPED LAND IN RESIDENTIAL USE, AS WELL AS LESS OVER-ALL DEVELOPMENT--THUS THESE AREAS HAVE MORE POTENTIAL FOR FUTURE DEVELOPMENT AND HIGHER TAX-REVENUE SOURCES.

AREA 3 IS THE OUTSTANDING PROSPECT FOR THE TOWN'S ANNEXATION PROCEEDINGS IN EVERY RESPECT EXCEPT ONE--IT DOES NOT SATISFY THE LEGAL REQUIREMENT OF HAVING AT LEAST 60% OF ITS TOTAL RESIDENTIAL AND UNDEVELOPED ACREAGE TAKEN UP BY TRACTS OF LESS THAN 5 ACRES. FOR THIS REASON, UNLESS A LARGE AMOUNT OF UNFORESEEN SUBDIVIDING TAKES PLACE, IT WILL BE NECESSARY TO ADMIT THIS AREA BY PETITION OF THE PROPERTY-OWNERS, AND THE PRIMARY TASK OF THE TOWN WOULD LIE IN EDUCATING THE RESIDENTS CONCERNING THE BENEFITS OF SUCH ACTION.

ONE RELATIONSHIP OBSERVED IN THE STUDY OF THESE FRINGE AREAS IS THAT "COSTLINESS" (BUT NOT NECESSARILY COST) IS DIRECTLY PROPORTIONAL TO THE SIZE OF THE AREA. BEING THE SMALLEST IN SIZE, AREA 3 IS THE ONLY STUDY AREA WHICH EVEN APPROACHES "PAYING ITS OWN WAY" IN THE EVENT OF ITS INCORPORATION INTO THE TOWN. IN ADDITION, ITS "ANNUAL SERVICING COST" OF AN ESTIMATED \$61 PER DEVELOPED ACRE IS MORE THAN \$10 LESS THAN THE NEXT LOWEST STUDY AREA (SEE TABLE V) DUE TO THE TERRAIN AND PROXIMITY TO THE CENTER OF TOWN.

THE RELATIVELY HIGH COST OF PROVIDING SEWER SERVICE INTO AREA 2 IS THE PRIMARY FACTOR WHICH MAKES THIS AREA A FINANCIAL LIABILITY UPON ANNEXATION. A SLIGHT DISCREPANCY WOULD OCCUR IN THE COST-REVENUE ANALYSIS IF THIS AREA WERE ANNEXED WITHOUT AREA 1--A HEAVIER PORTION OF THE PROPOSED FIRE STATION WOULD FALL ON AREA 2--BUT THIS PROBLEM COULD BE ALLEVIATED IF THE NEW STATION COULD BE FINANCED BY BONDS. IF THIS AREA IS DEEMED A POTENTIAL ANNEXA-

TION AREA BY THE TOWN, NEGOTIATIONS SHOULD BEGIN AS SOON AS POSSIBLE WITH THE MULBERRY-FAIRPLAINS WATER COMPANY IN ORDER TO SECURE THEIR WATER LINES.

AREA 1 CAN BE CONSIDERED ONLY AS A LONG-RANGE POSSIBILITY IN NORTH WILKESBORO'S FUTURE ANNEXATION POLICY, BECAUSE IT IS GENERALLY ACCEPTED THAT THOSE AREAS REQUIRING EXTREMELY HEAVY SUBSIDIZATION SHOULD ONLY BE ANNEXED AFTER MORE PROMISING AREAS HAVE AUGMENTED THE TOWN'S TAX BASE. EXCEPT FOR THE OPEN LAND IN THE WESTERN SECTION (ALONG THE PROPOSED BY-PASS ROUTE), AREA 1 IS THE MOST DEVELOPED OF ANY FRINGE AREA, AND BECAUSE OF ITS TERRAIN AND LOCATION, HAS LESS CHANCE FOR FURTHER DEVELOPMENT.

ANOTHER IMPORTANT FACTOR IN ANNEXING THE FAIRPLAINS COMMUNITY WILL BE THE PROBLEM OF AGAIN OVER-CROWDING WILKES CENTRAL HIGH SCHOOL. THE SOLUTION COULD INVOLVE BUILDING ANOTHER CITY SCHOOL.

FOR MANY OF THE SAME REASONS AS ABOVE, IT WAS FELT THAT THE RISK AT THIS TIME WOULD BE TOO GREAT TO EVEN CONSIDER BRINGING AREA 4 INTO THE TOWN. THE AFFECTED PROPERTY OWNERS AS WELL AS THE TOWN WOULD SUFFER FINANCIALLY BECAUSE OF IT. IT IS RARELY OF ANY SERVICE TO A DECLINING AREA TO ANNEX IT JUST BECAUSE IT NEEDS PUBLIC WORKS; THE PROPERTY OWNERS STILL MIGHT NOT BE ABLE TO AFFORD THE SPECIAL ASSESSMENTS WHICH WATER, SEWER, AND STREET IMPROVEMENTS WOULD REQUIRE. SOME POSSIBILITIES DO EXIST HERE, HOWEVER; THE BOTTOM LAND IN THE "V" FORMED BY THE YADKIN AND REDDIES RIVERS COULD DEVELOP AS A FINE INDUSTRIAL SITE, OR THE PROPOSED COMMUNITY COLLEGE COULD BE BUILT IN THE WOODED HILLS NEAR THE CENTER OF THIS AREA. EACH OF THESE DEVELOPMENTS WOULD INFLUENCE THE CONSIDERATION GIVEN TO THIS AREA IN THE FUTURE.

IT IS HOPED THAT THIS STUDY WILL PROVE TO BE A CONSTRUCTIVE HELP TO THE TOWN OF NORTH WILKESBORO IN FUTURE ANNEXATION EFFORTS. AS IS TOO OFTEN THE CASE IN AMERICAN TOWNS AND CITIES, ANNEXATIONS HAVE BEEN EITHER PREMATURE

OR TOO LATE FOR EFFECTIVE PLANNING; RARELY HAVE THEY BEEN CARRIED OUT AS PART OF A COMPREHENSIVE PLANNING PROGRAM. IF THE INFORMATION AND SUGGESTIONS CONTAINED IN THIS REPORT ARE APPLIED IN A CONSCIENTIOUS MANNER BY THE TOWN, NORTH WILKESBORO COULD AVOID SOME OF THE PROBLEMS ASSOCIATED WITH FRINGE AREA EXPANSION.

UNIVERSITY OF N.C. AT CHAPEL HILL



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